



* £400,000 - £450,000 * SHARE OF FREEHOLD * HUGE WRAP AROUND SUN TERRACE * VIEWS OVER ALLOTMENTS * TWO BATHROOMS * AMPLE STORAGE * Introducing The Penthouse at The Warren. This is an exceptional two-bedroom top floor penthouse apartment offering luxury living in the heart of Hadleigh. Featuring a spacious open-plan kitchen, living and dining area, a stunning wraparound private terrace, an en-suite to the principal bedroom, a stylish family bathroom, allocated parking, and a share of the freehold, this impressive home is ready to view. The Warren is an exclusive collection of just 12 premium one and two-bedroom apartments, thoughtfully designed with contemporary open-plan living, high-specification finishes, and timeless style. Ideally positioned close to Hadleigh's shops, cafés, amenities and transport links, while surrounded by the beauty of the Essex countryside, it offers an outstanding lifestyle for homeowners and investors alike. Inside, elegant herringbone Invictus Maximus LVT flooring, Farrow & Ball colour palettes and luxurious carpets create a refined finish throughout. Bathrooms feature full-height tiling, premium Duravit sanitaryware, heated illuminated mirrors with integrated charging points. The 'KBD' bespoke kitchen is finished with quartz worktops, a striking waterfall peninsula and a full range of integrated Neff appliances, including an eye-level oven, combination oven, fridge/freezer, dishwasher and washer dryer. Triple-glazed solar control windows maximise comfort and energy efficiency, while the penthouse's expansive wraparound terrace provides the perfect space to relax or entertain.

- Stunning penthouse apartment
- Main bathroom and en-suite to master bedroom
- Large private wrap around sun terrace with views over allotments
- Moments from Hadleigh High Street amenities
- Short walk to Hadleigh Castle and Country Park
- Two double bedrooms
- Allocated parking to rear
- Modern fully fitted kitchen Lounge Diner
- Easy access to A127 and A13 and short walk to Virgin Active Leisure Centre
- No onward chain and 10 year build warranty

Hall Crescent

Hadleigh

£400,000

Price Guide



Hall Crescent



Communal Entrance

Mail box area, carpeted stairs rising to top floor, door to:

Hallway

17'11" x 5'3" max

Smooth ceiling with inset spotlights, key entry system pad, storage cupboard housing the water tank, wall hung radiator, Invictus flooring laid in Herringbone.

Kitchen Lounge Diner

25'11" > 17'11" x 18'0" > 7'6"

Smooth ceiling with inset spotlights. Modern kitchen comprising of; base and floor to ceiling units with a quartz worktop, inset sink and draining grooves, breakfast bar area, Neff four ring induction hob with an extractor fan above, Neff microwave, Neff oven and grill, integrated Neff fridge freezer on a 70/30 split, pan drawers, corner cupboards, huge eaves storage cupboard, double glazed French doors to the side leading out to the sun terraced.

Wrap Around Sun Terrace

Rendered wall perimeter with wall lights and a porcelain tiled floor. Views over allotments.

Bedroom One

14'8" x 9'7"

Smooth ceiling with inset spotlights, UPVC double glazed door to the front leading out to the sun terrace, adjacent double glazed windows, radiator, door to:

En-Suite Shower Room

7'9" > 6'8" x 6'7"

Smooth ceiling with inset spotlights, double glazed Velux window to the side, large double

shower cubicle with a rainfall head and an inset shelf, wall hung vanity unit wash basin, low-level WC with an inset shelf above, fully tiled walls, tiled flooring.

Bedroom Two

11'05" x 8'10"

Smooth ceiling with inset spotlights, double glazed Velux windows to rear, radiator, carpet.

Three Piece Bathroom

8'6" x 5'6"

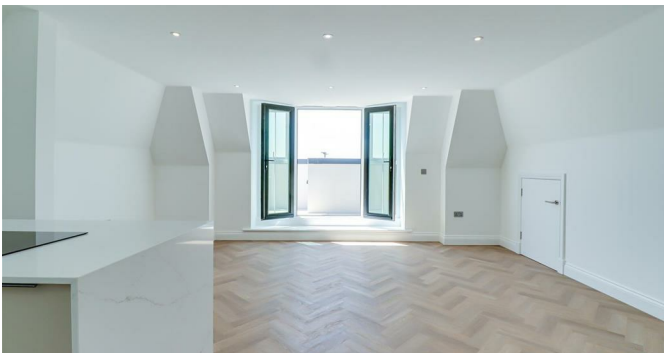
Smooth ceiling with inset spotlights, double glazed Velux window to the front, vanity unit wash basin, low-level WC, panelled bath with a rainfall head above and a shower hose, inset shelf, fully tiled walls, tiled flooring.

Exterior/Car Park

Allocated parking to the rear, bike store, bin store. Superb wrap around sun terrace.

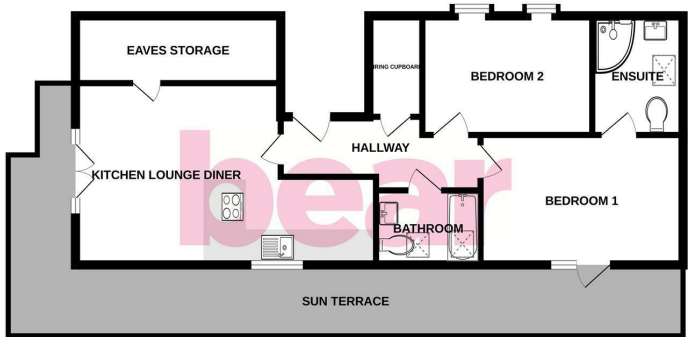
Lease Information

Share of freehold. 999 years remaining on the lease with no ground rent payable.



Floor Plan

TOP FLOOR



While every effort has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan for Bearestate Agents only and should be used as a guide only for prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

