



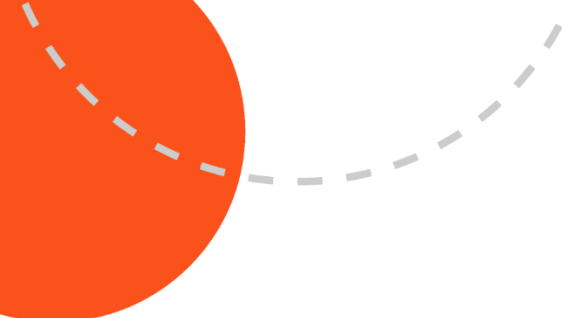
Sandringham Court, 503 London Road, Hadleigh, Essex, SS7 1BD  
1 Bedroom Ground Floor Retirement Flat / £140,000 / t. 01702 555888











Situated in one of the area's most sought after retirement complex's is this good size **one bedroom** ground floor apartment offered with no onward chain. Having large lounge open plan to well fitted kitchen with integrated appliances, double bedroom with fitted wardrobes and three piece shower room together with lovely communal gardens, residents car park and communal lounge/conservatory to the top floor.

Ideally located a short walk from Hadleigh Town Centre, bus routes and supermarkets whilst also being within close proximity to Leigh-On-Sea, local woodland and Hadleigh Castle. Benefits include a long lease in excess of 100 years, 24 hour careline system, on-site house manager and a guest suite. Viewings advised.

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call home.**

GROUND FLOOR



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+ Good Size Lounge



## Highlights

- / Good Size Ground Floor Retirement Apartment**
- / Large Lounge Open Plan To Well Fitted Kitchen**
- / Double Bedroom With Fitted Wardrobes**
- / Three Piece Shower Suite**
- / Residents Car Park**
- / Well Tended Communal Gardens**
- / Communal Lounge/Conservatory**
- / Guest Suite Available On A Nightly Basis**
- / 24 Hour Care Line Service**
- / Long Lease**
- / On-Site House Manager**
- / No Onward Chain**
- / Excellent Location**
- / Close To Town Centre And Bus Routes**
- / Viewings Advised**



Communal entrance door to communal hallway providing access to property, stairs and lift providing access to other floors.

**Entrance Hall** \ Fitted carpet, electric radiator, power points, smooth plastered and coved ceiling, airing cupboard housing hot water cylinder and shelving, doors to accommodation off.

**Lounge Incorporating Kitchen 23'8 x 10'2 Reducing To 9' \**  
Good size reception room open plan to kitchen. The lounge having fitted carpet, power points, T.V point, upvc double glazed window to front, smooth plastered and coved ceiling, wall mounted thermostat control, electric radiator. Open plan to kitchen having stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated electric double oven, integrated fridge, integrated freezer, integrated washing machine, inset four ring electric hob with pull out extractor over, power points, under cupboard lighting, smooth plastered and coved ceiling.

**Bedroom 15'9 Into Wardrobe Depth x 9' \** Upvc double glazed window to front, fitted carpet, power points, T.V point, smooth plastered and coved ceiling, range of attractive fitted wardrobes with sliding doors.

**Shower Room 7'5 x 6' \** Modern three piece suite comprising large shower cubicle with shower over and tiled surround, vanity wash basin with chrome controls, low flush w.c, vinyl flooring, half tiled to remaining walls, electric radiator, extractor, 24 hour careline pull cord.

**Communal Facilities** \ The retirement complex has many excellent communal features including a large top floor conservatory/sun lounge, approached via a lift with double glazed doors leading to balcony which has fantastic far reaching views over the salvation army farmland towards the Thames Estuary. There is also a communal kitchen area and a guest



suite which is available for residents' family charged on a nightly basis. There are well tended communal gardens with outside seating area and a residents car park on a first come first served basis.

**Service Charge** \ The property benefits from a long lease in excess of 100 years, we understand there is a ground rent of approximately £400 a year and a management charge of approximately £1,350 twice a year which includes water and sewerage, building insurance, window cleaning, communal gardens and 24 hour Careline.



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