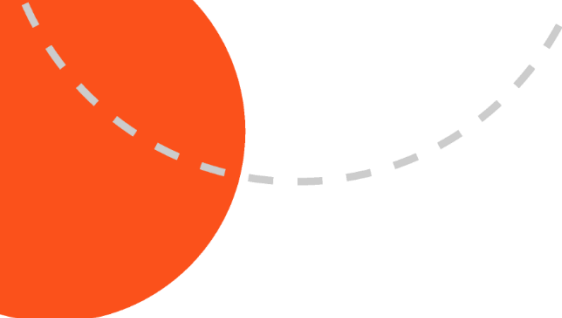




Sandringham Court, 503 London Road, Hadleigh, Essex, SS7 1BD
2 bed first floor retirement apartment / £200,000 / t. 01702 555888







Situated in the sought after 'Sandringham Court' development, a high quality retirement complex within the heart of Hadleigh is this immaculately presented **two bedroom** first floor apartment. Having large lounge/diner with Juliet balcony providing lovely outlook over communal gardens, well fitted kitchen and a four piece bathroom suite together with communal sun lounge, well tended communal gardens and resident's car park.

Ideally located a short stroll from Hadleigh Town Centre with its array of shops, café's and supermarkets whilst also having local bus routes, Hadleigh Castle and local woodland within easy reach. Benefits include 24 hour care line system, an on site house manager, guest suite and a lease in excess of 100 years. Offered with no onward chain viewings are advised.

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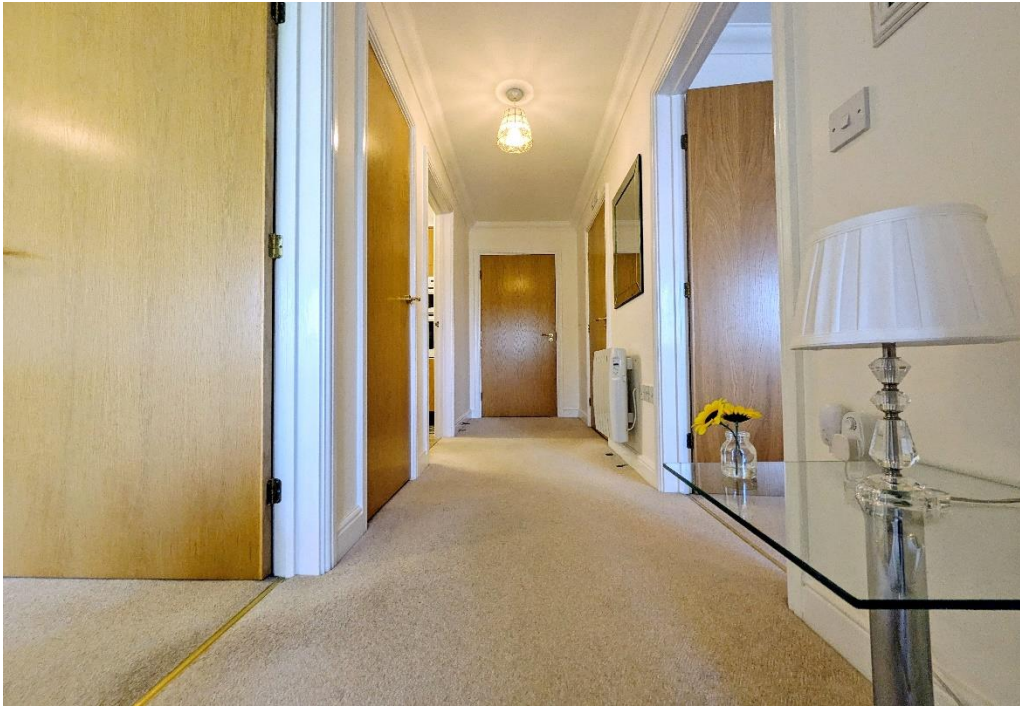
**A space to
call home.**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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Highlights

- / Immaculate Two Bedroom First Floor Retirement Flat**
- / Bright And Spacious Lounge/Diner**
- / Well Fitted Kitchen**
- / Four Piece Bathroom Suite**
- / Juliet Balcony Overlooking Gardens**
- / Residents Car Park**
- / Communal Sun Lounge With Views Towards The Estuary**
- / 24 Hour Careline System**
- / On-Site House Manager**
- / Long Lease**
- / No Onward Chain**
- / Sought After Development**
- / Close To Town Centre**
- / Bus Routes Nearby**
- / Upvc Double Glazing Throughout**
- / Viewings Advised**

Communal entrance door leading to communal hallway, stairs and lift leading to first floor, private entrance door with spyhole opening to:

Entrance Hall 14'3 x 3'11 \ Fitted carpet, electric radiator, power points, smooth plastered and coved ceiling, storage cupboard housing consumer unit, doors to accommodation off.

Lounge/Diner 19'1 x 10'2 \ Bright and spacious reception room having fitted carpet, upvc double glazed french doors with upvc double glazed windows adjacent opening to Juliet balcony providing lovely outlook over communal gardens, power points, telephone point, T.V point, smooth plastered and coved ceiling, thermostat control, electric radiator.

Kitchen 10'2 x 7'1 \ Well fitted kitchen comprising 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, inset four electric hob with extractor over, integrated fridge, integrated freezer, space and plumbing for washing machine, tiled splashbacks, under cupboard lighting, power points, tiled effect vinyl flooring.

Bedroom One 13'6 x 9' \ Upvc double glazed window to rear, fitted carpet, power points, electric radiator, smooth plastered and coved ceiling.

Bedroom Two 12'1 x 6' Reducing To 3'11 \ Upvc double glazed window to rear, fitted carpet, power points, electric radiator, smooth plastered and coved ceiling.

Bathroom \ Four piece suite comprising shower cubicle with shower over and tiled surround, panelled bath with chrome controls and separate handheld attachment, pedestal wash basin with chrome controls, low flush w.c, half tiled to remaining walls, fitted carpet, electric radiator, extractor, 24 hour careline pull cord, smooth plastered ceiling, airing cupboard housing tank and shelving.



**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 £2800 per annum which includes water and sewerage, building insurance, window cleaning, communal gardens and 24 hour careline.









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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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