

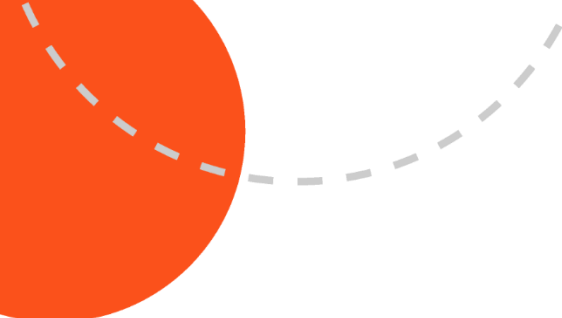


Sandringham Court, 503 London Road, Hadleigh, Essex, SS7 1BD
1 bedroom first floor retirement flat / £160,000 / t. 01702 555888

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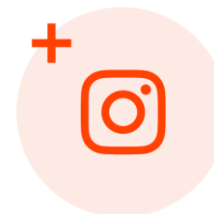
Sandringham Court



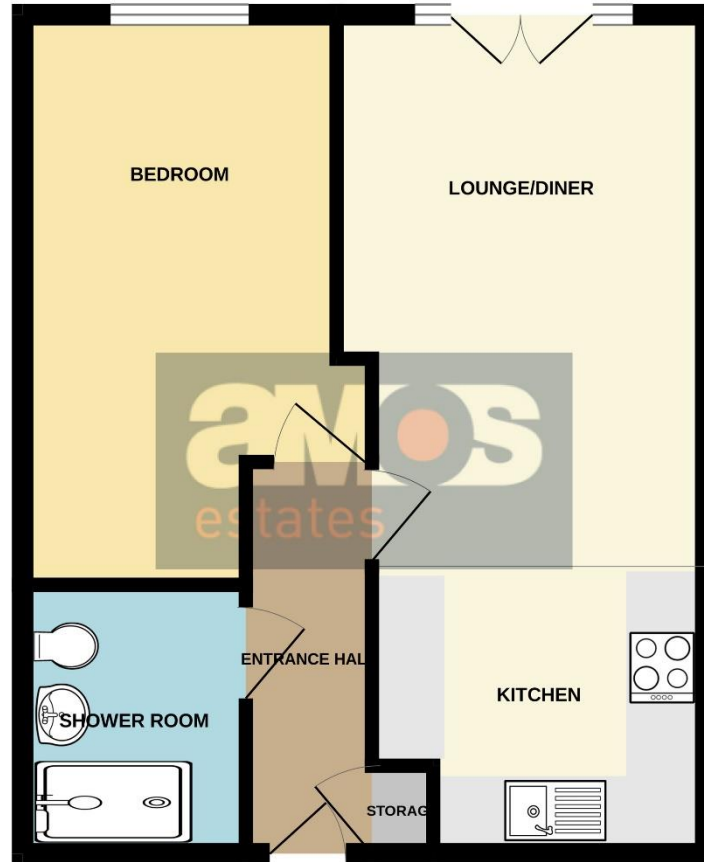
Offered with no onward chain is this immaculately presented **one bedroom** first floor flat situated in the ever popular 'Sandringham Court' within the heart of Hadleigh. Having good size lounge with Juliet balcony providing views towards Salvation Army Fields and the Thames Estuary, luxury fitted kitchen and three piece shower room together with excellent communal facilities which include well tended gardens, large top floor lounge/conservatory with beautiful views, guest suite and residents car park. Also benefiting from on-site house manager, 24 hour careline system, lift to all floors and a long lease in excess of 100 years.

Ideally situated a short stroll from Hadleigh Town Centre with its array of shops, café's and supermarkets whilst also having local bus routes close by. Hadleigh Castle, Country Park and woodland are a short way away and Leigh-On-Sea is within easy reach. This immaculate apartment in this high quality development must be viewed internally to fully appreciate.

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GROUND FLOOR



**A space to
call home.**

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 One Bedroom First Floor Retirement Flat**
- / Bright & Airy Accommodation**
- / Lounge Open Plan To Luxury Fitted Kitchen**
- / Juliet Balcony Providing Lovely Views**
- / Three Piece Shower Room**
- / Communal Lounge/Conservatory, Kitchen & Guest Suite**
- / Well Tended Communal Gardens**
- / Residents Car Park**
- / 24 Hour Care Line**
- / Upvc Double Glazing Throughout**
- / On-Site Development Manager**
- / No Onward Chain**
- / Long Lease**
- / High Quality Retirement Complex**
- / Lift To All Floors**
- / Close To Town Centre With Shops & Supermarkets**
- / Bus Routes Close By**

Secure communal entrance door opening to communal hallway, stairs and lift to first floor, private entrance door opening to:

Entrance Hall \ Fitted carpet, electric radiator, smooth plastered and covered ceiling, cupboard housing hot water cylinder and shelving, doors to accommodation off.

Lounge Open Plan To Kitchen 23'7 x 10'1 Max \ A lovely reception room open plan to luxury fitted kitchen. The lounge having fitted carpet, power points, electric radiator, T.V point, telephone point, upvc double glazed french doors with upvc double glazed windows adjacent opening to Juliet balcony with lovely views towards Salvation Army Fields and the Estuary, smooth plastered and covered ceiling, thermostat control. Open plan to kitchen comprising stainless steel sink and drainer unit with swan neck tap inset into range of attractive worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated double oven, integrated washing machine, integrated fridge, integrated freezer, inset four ring electric hob with extractor above, tiled splashbacks, power points, under cupboard lighting, tiled effect flooring, smooth plastered and covered ceiling.

Bedroom 15'8 x 8'11 \ Upvc double glazed window to front, fitted carpet, electric radiator, power points, smooth plastered and covered ceiling, telephone point, T,V point.

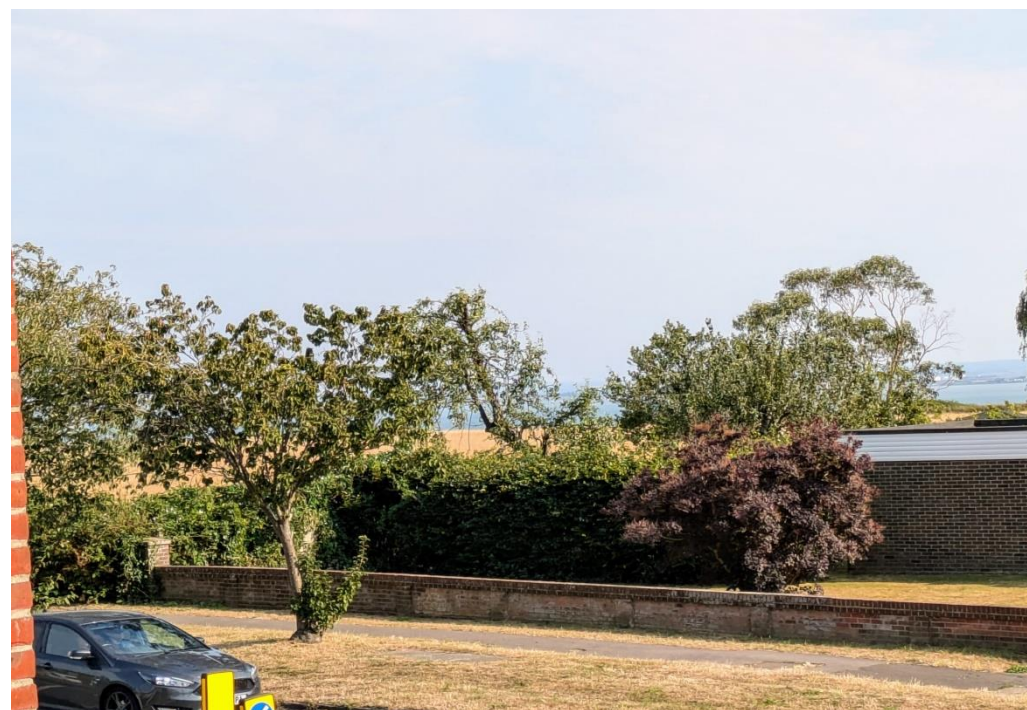
Shower Room 7'5 x 6'1 \ Three piece suite comprising large shower cubicle with shower over and tiled surround, pedestal wash basin with chrome mixer tap, low flush w.c, smooth plastered ceiling, half tiled to remaining walls, vinyl flooring, 24 hour careline pull cord, electric radiator, extractor.

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.

Lease Info \ 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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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).

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