



Sandringham Court, Hadleigh, Essex, SS7 1BD

1 bed top floor retirement flat / £140,000 / t. 01702 555888







Welcome to this well presented **one bedroom** top floor retirement apartment overlooking the communal gardens and surrounding area via Juliet balcony, situated in the heart of Hadleigh. Having good size lounge, well fitted kitchen, double bedroom and three piece shower suite together with communal sun lounge/kitchen, lift to all floors, residents parking, on site house manager, 24 hour care line and a 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



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Highlights

- \ Well Presented Top Floor Retirement Apartment
- \ Good Size Lounge
- \ Well Fitted Kitchen
- \ Three Piece Shower Suite
- \ Juliet Balcony To Rear Overlooking Gardens & Local Area
- \ Sought After Development Within Hadleigh
- \ 24 Hour Care Line System
- \ On-Site House Manager
- \ Long Lease
- \ Communal Sun Lounge & Kitchen
- \ Residents Car Park
- \ Lift
- \ Stones Throw To Hadleigh High Street
- \ Local Bus Routes Close By
- \ No Onward Chain
- \ Viewings Advised

**Communal Entrance Hall **

Entry phone system, stairs and lift giving access to all floors, solid entrance door with spy hole leading to:

**Reception Hall **

Fitted carpet, smooth plastered and coved ceiling, airing cupboard housing water cylinder with shelving over, doors to accommodation off.

**Lounge **

15'8 x 11'5 (4.77m x 3.48m)

uPVC double glazed French doors to rear leading to Juliet balcony, fitted carpet, power points, tv point, telephone point, electric radiator, wall mounted thermostat control.



**Kitchen **

8'7 x 6'3 (2.61m x 1.90m)

Well fitted kitchen with stainless steel single drainer sink unit inset into a range of roll edge work surfaces with cupboards and drawers beneath and matching eye level units, integrated fridge/freezer, integrated washer/dryer, integrated double oven with four ring electric hob above and extractor over, tiled splash backs, tiled effect vinyl flooring, electric radiator.

**Bedroom **

11'4 x 9'9 (3.45m x 2.97m)

uPVC double glazed window to rear providing pleasant outlook towards rear over communal gardens and surrounding neighbourhood, fitted



carpet, power points, electric radiator, smooth plastered and coved ceiling.

**Shower Room **

Three piece suite comprising shower cubicle with chrome shower over, pedestal wash basin with mixer tap, low level WC, vinyl flooring, electric radiator, extractor fan.

**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 (125 years from 1st April 2004), 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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