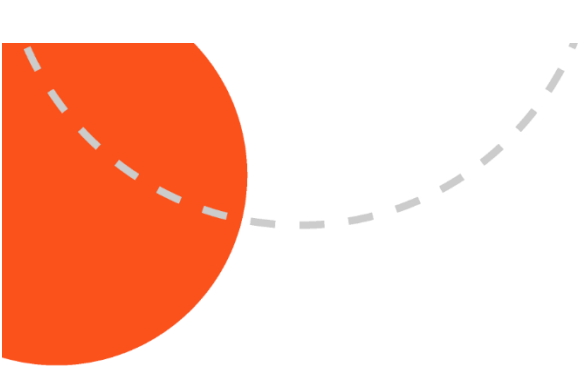




Sandringham Court, 503 London Road, Benfleet, Essex, SS7 1BD  
2 bedroom first floor flat / OIRO £195,000 / t. 01702 555888

**amos**



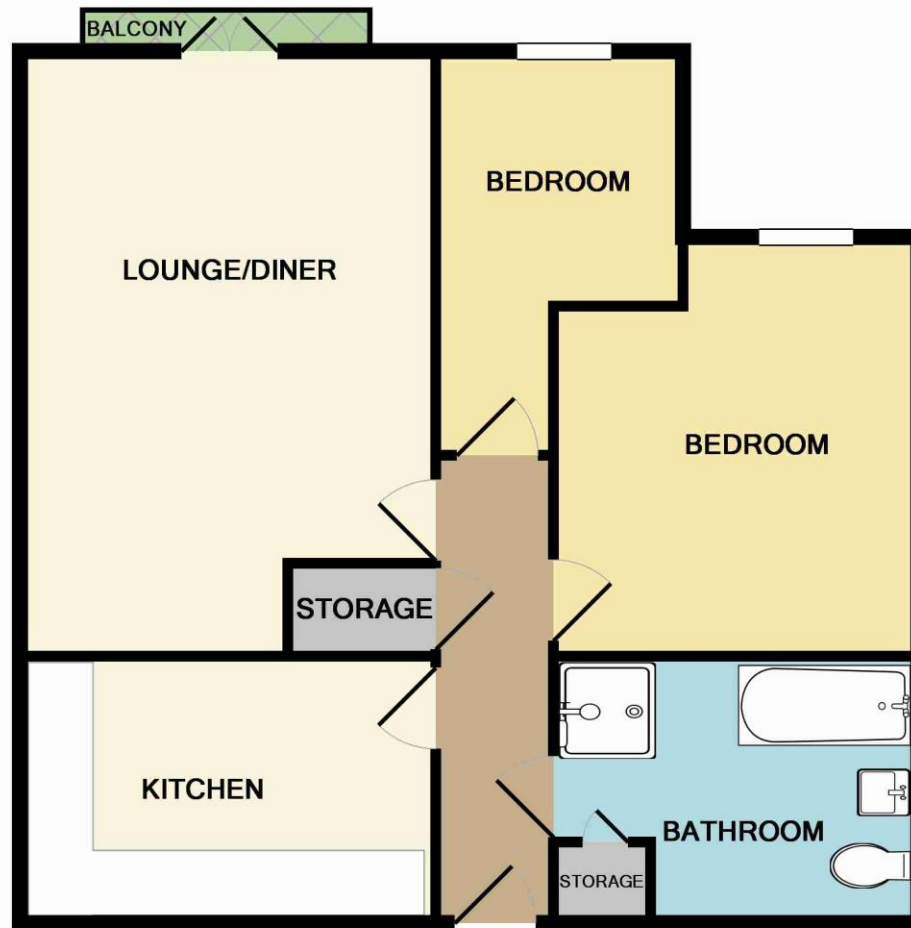
**Situated in the sought after ‘Sandringham Court’ development, a high quality retirement complex within the heart of Hadleigh is this **two bedroom** first floor apartment. Having large lounge/diner with Juliet balcony, well fitted kitchen and a four piece bathroom suite together with communal sun lounge, 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.**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Communal  
Gardens





## Highlights

- / Two Bedroom First Floor Retirement Flat**
- / Bright And Spacious Lounge/Diner**
- / Well Fitted Kitchen**
- / Four Piece Bathroom Suite**
- / Juliet Balcony**
- / 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 doors leading to communal hallway, lift and stairs to first floor, private entrance door to entrance hall.

### **Entrance Hall \**

Fitted carpet, electric radiator, smooth plastered and coved ceiling, power points, storage cupboard. Doors to accommodation off.

### **Lounge/Diner 19'1 x 10'2 \**

UPVC double glazed French doors to rear, opening to Juliet balcony, fitted carpet, power points, TV point, smooth plastered and coved ceiling, electric radiator, telephone point, thermostat control.

### **Kitchen 10'2 x 7'1 \**

Stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge work tops with cupboards and drawers beneath and matching eye level units, integrated double oven, inset four ring electric hob with extractor over, integrated fridge, integrated freezer, integrated washing machine, tiled splash backs, tiled effect vinyl flooring, electric radiator, smooth plastered ceiling, power points, under cupboard lighting, extractor.

### **Bedroom One 13'7 x 9' \**

UPVC double glazed windows to rear, fitted carpet, electric radiator, power points, telephone point, smooth plastered and coved ceiling.

### **Bedroom Two 12'1 x 6' Reducing To 3'11 \**

UPVC double glazed window to rear, fitted carpet, electric radiator, power points, smooth plastered and coved ceiling.

### **Bathroom \**

Four piece suite comprising panelled bath with chrome controls and separate handheld attachment, pedestal wash basin with chrome mixer tap, low flush WC, enclosed shower cubicle with shower over and tiled surround, half tiled to remaining walls, extractor, tiled effect vinyl flooring, electric radiator, smooth plastered ceiling, cupboard housing hot water cylinder 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 £860.28 a year and a management charge of approximately £3094.48 per annum which includes water and sewerage, building insurance, window cleaning, communal gardens and 24 hour careline.

### PLEASE NOTE:-

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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