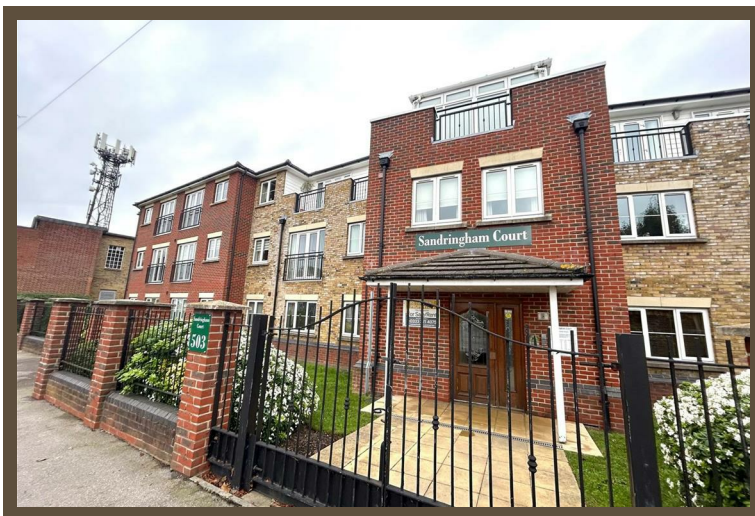


SCOTT &
STAPLETON

SANDRINGHAM COURT
Hadleigh, SS7 1BD
£140,000





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HADLEIGH, SS7 1BD

Scott & Stapleton are delighted to offer this realistically priced ground floor retirement apartment situated within a sought after development overlooking the Salvation Army fields towards the Thames Estuary.

This super property offers good size accommodation with a large lounge/diner, open plan to the kitchen with integrated appliances, double bedroom with fitted wardrobes & modern fitted bathroom.

There are loads of brilliant communal facilities with this development including manicured gardens, off street parking, a top floor residents lounge & conservatory with fabulous views, a guest suite, lift service, on-site manager & 24 hour emergency call line.

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Ideally situated close to bus routes & Hadleigh town centre. Hadleigh castle & nature reserve is also close to hand.

Offered with vacant possession & no onward chain. Priced for a quick sale an early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door with intercom leading to communal entrance hall. Personal door leading to entrance hall.

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.

Open plan lounge/diner kitchen

7.21m x 3.10m reducing to 2.79m (23'8 x 10'2 reducing to 9'2)

Lounge/diner area

4.88m x 3.10m (16' x 10'2)

Good size reception room open plan to kitchen. The lounge area 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.

Kitchen area

2.79m x 2.24m (9'2 x 7'4)

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

4.80m x 2.74m (15'9 x 9')

Upvc double glazed window to front, fitted carpet, electric radiator, power points, T.V point, smooth plastered and coved ceiling, range of attractive fitted wardrobes with sliding doors.

Shower room

2.26m x 1.83m (7'5 x 6')

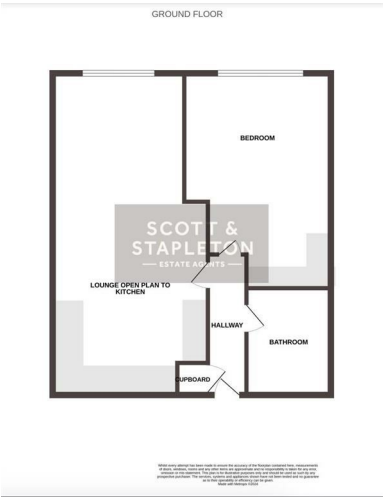
Modern three piece suite comprising large shower cubicle with shower over and tiled surround, pedestal wash basin with chrome controls, low flush w.c with concealed cistern, vinyl flooring, half tiled to remaining walls, electric radiator, extractor, 24 hour careline pull cord.

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.

Lease details

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		