



BROWN & BRAND



London Road
Hadleigh, Benfleet, SS7 1BD

- One bedroom top floor rear apartment
- Close to Hadleigh Town centre and salvation army fields
- Views over Gardens
- Communal lounge

£150,000





Property Description

Located in this prominent position close to Hadleigh Town centre and Salvation Army fields within this high quality retirement complex is this one bedroom top floor rear apartment. Having a large lounge/diner to rear over-looking the gardens with Juliet balcony, good size kitchen with integrated appliances , shower room and a good size master bedroom. The property further benefits from communal sun lounge, well tended communal gardens and residents car park.



ACCOMMODATION COMPRISES

Approached via security entry phone system with stairs and lifts to 2nd floor. Personal entrance door leading to:

ENTRANCE HALL

Carpet . Storage heater. Smooth plastered ceiling with coving. Loft access . Storage cupboard housing electric meter and heating system. Door to :

KITCHEN

8' 6" x 6' 3" (2.59m x 1.91m) The kitchen is fitted with modern eye and base units with laminate worktops over incorporating stainless steel sink unit with mixer tap and drainer, fitted electric oven with four ring electric hob over and extractor fan above, integrated fridge freezer, integrated washing machine, tiled splash backs, lino flooring, electric heater. Smooth plastered ceiling.

LOUNGE

15' 7" x 10' 8" (4.75m x 3.25m) Double glazed French doors to rear with Juliet balcony. Fitted carpet smooth plastic ceiling with coving storage heater telephone point TV point.

BEDROOM

11' 4" x 9' 8" (3.45m x 2.95m) Double glazed window to rear . Smooth plastered ceiling with coving . Carpet . Electric heater.

SHOWER ROOM

Three piece suite comprising shower cubicle, pedestal wash hand basin. WC, partly tiled walls, lino flooring, smooth plastered ceiling, extractor fan. Electric heater.

COMMUNAL FACILITIES

Large top floor conservatory/sun lounge, approached via a lift with double glazed doors leading to balcony which has great 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 is a lovely communal garden area with residents car park which is approached via double wrought iron gates





AGENTS NOTES

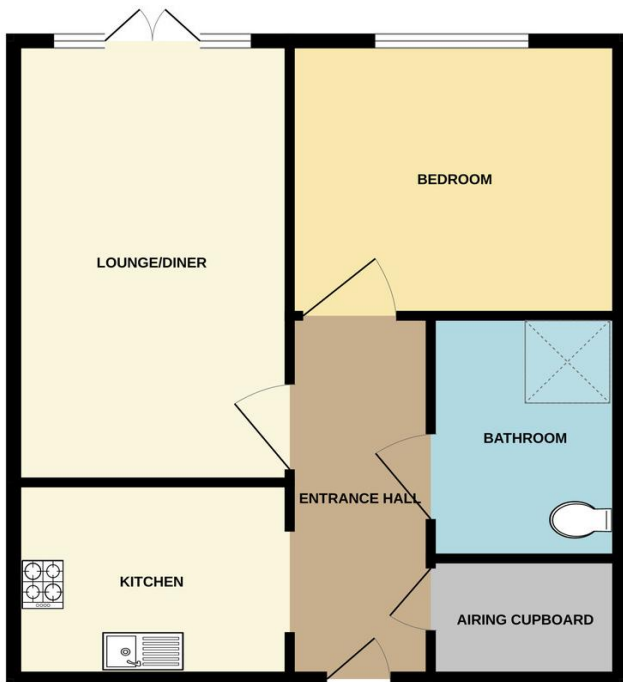
Lease - 125 years

Ground rent- £400 p/a

Service Charge £1517.33 every half a year



GROUND FLOOR



Flat 32 Sandringham Court 503, London Road BENFLEET SS7 1BD	Energy rating	This certificate expired on:	5 September 2022
	B	Certificate number:	8522-7421-0490-9106-7906

Property type	Top-floor flat
Total floor area	52 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).



221 London Road
Hadleigh
Essex
SS7 2RD

www.brownbrand.co.uk
sales@brownbrand.com
01702 552966

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.