



Brown & Brand



Sandringham Court
Hadleigh, SS7 1BD

- Ground floor 1 bed retirement apartment
- Enjoys french doors from spacious lounge onto gardens to rear
- Modern kitchen with appliances
- 3pc shower room

£130,000





Property Description

Located within this popular retirement development and conveniently close to local amenities, this vacant one-bedroom ground floor apartment offers comfortable and secure living for the over 55s. The accommodation comprises an entrance hall, fitted kitchen with integrated appliances, spacious lounge with French doors overlooking the rear communal gardens and opening onto a private patio area, double bedroom, and a modern three-piece shower room. Residents benefit from a range of excellent communal facilities including well-maintained gardens, lifts to all floors, a residents' lounge, and a top-floor conservatory enjoying far-reaching estuary views. Additional features include parking to the rear, an on-site house manager/warden, and Careline security system for added peace of mind.





ACCOMMODATION

accommodation approach via secure Entryphone system, communal entrance hall with personal entrance door giving access through to

ENTRANCE HALL

Carpet. Flat plastered ceiling with coving. Electric heater. Doors giving access to all rooms. Build in cupboard housing water tank and trip switches.

KITCHEN

8' 5" x 6' 3" (2.57m x 1.91m) Well fitted in wood effect units offering cupboards and drawer packs to both ground and a level with contrasting roll edge work surfaces over. Inset stainless steel single bowl single drainer sink unit with mixer taps. Integrated oven and grill with four ring hob with extractor over. Space and plumbing for washing machine.(to remain) Space for freestanding fridge/freezer(to remain) Tiled splashback. Tile effect flooring. Flat plastered ceiling.



SHOWER ROOM

Fitted a white three piece suite comprising walking self-contained shower cubicle with glass screen and plumbed in shower, pedestal wash and basin and close coupled WC. Carpet. Tiling to most walls. Extractor fan. Flat plastered ceiling. Stainless steel a towel rail/radiator.



BEDROOM

11' 3" x 9' 7" (3.43m x 2.92m) Carpet. Electric heater. Flat plastered ceiling with coving. Double glazed window to rear overlooking gardens.

LOUNGE

15' 7" x 10' 1" (4.75m x 3.07m) Carpet. Electric heater. Flat plastered ceiling with coving. Wall mounted thermostat control. Double glazed French doors with matching side panels to rear and gardens.



EXTERNALLY

The apartment enjoys its own paved Patio area which leads onto mature, well stocked communal gardens and grounds to rear, side and front

PARKING

For residence only set to rear for numerous vehicles.



GROUND FLOOR



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreapp 2/2/20

ADDITIONAL FACILITIES

Additional secure storage for scooters, etc (subject to space availability)

Residence communal lounge at top floor with conservatory enjoying views over open fields and Estuary.

MATERIAL INFORMATION

Lease Remaining – 103 Years

Service Charge including Building Insurance & Water Rates - £3,344.60 (Per Annum)

Ground Rent - £860.28 (Per Annum)

Energy performance certificate (EPC)

Flat 7 Barningham Court 523 London Road BENFLEET SS7 1BD	Energy rating C	Valid until: 10 May 2036 Certificate number: 9495-3062-4205-7086-2204
----------------------------------------------------------------------	---------------------------	--------------------------------------------------------------------------

Property type	Ground-floor flat
Total floor area	42 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 \(https://www.gov.uk/guidance/domestic-private-letted-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-letted-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

