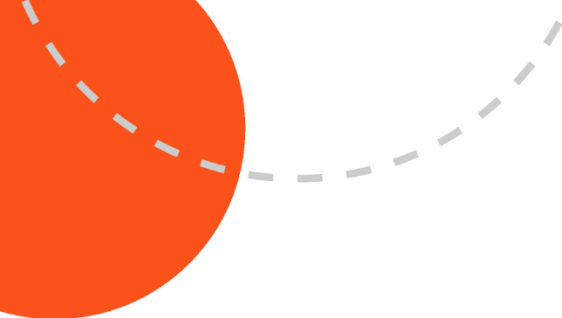




Sandringham Court, 503 London Road, Hadleigh, Essex, SS7 1BD
2 bedroom second floor flat / **Price** £140,000 / t. 01702 555888

amos





Offered with no onward chain and situated in the sought after 'Sandringham Court' development, a high quality retirement complex within the heart of Hadleigh is this **two bedroom** second 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.

Find us on



GROUND FLOOR

**A space to
call home.**





Highlights

- | Two Bedroom Second Floor Retirement Apartment
- | No Onward Chain
- | Lease In Excess Of 100 Years
- | 24 Hour Careline System
- | On-Site House Manager
- | Lift To All Floors
- | Well Tended Communal Gardens
- | Communal Sun Lounge & Residents Car Park
- | Guest Suite Available On A Nightly Basis
- | Convenient Location
- | Walking Distance To Hadleigh Town
- | Close To Bus Routes
- | EPC Rating - C
- | Council Tax Band - C

Communal entrance door leading to communal hallway, stairs and lift leading to second floor, private entrance door with spyhole opening to:

**Entrance Hall 14'2 x 3'11 **

Fitted carpet, electric radiator, power points, smooth plastered and coved ceiling, storage cupboard housing consumer unit, doors to accommodation off.

**Lounge/Diner 19'01 x 10'02 **

Bright and spacious reception room having fitted carpet, upvc double glazed French doors with upvc double glazed windows adjacent opening to Juliet balcony providing lovely outlook over communal gardens, power points, telephone point, T.V point, smooth plastered and coved ceiling, electric radiator.

**Kitchen 10'04 x 7'01 **

Well fitted kitchen comprising stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Neff electric double oven, inset four electric hob with extractor over, integrated fridge, freezer to remain, washing machine to remain, tiled splashbacks, extractor fan, electric radiator, power points, tiled effect vinyl flooring.

**Bedroom One 13'6 x 9' **

Upvc double glazed window to rear, fitted carpet, power points, T.V point, electric radiator, smooth plastered and coved ceiling.

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

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





**Bathroom **

Four piece suite comprising shower cubicle with shower over and tiled surround, panelled bath with chrome controls and separate handheld attachment, pedestal wash basin with chrome controls, low flush WC, half tiled to remaining walls, fitted carpet, electric radiator, extractor, 24 hour careline pull cord, smooth plastered ceiling, airing cupboard housing tank 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 £967.82 per annum paid bi-annually and a service charge of approximately £4180.76 per annum paid bi-annually which includes water and sewerage, building insurance, window cleaning, communal gardens and 24 hour careline.





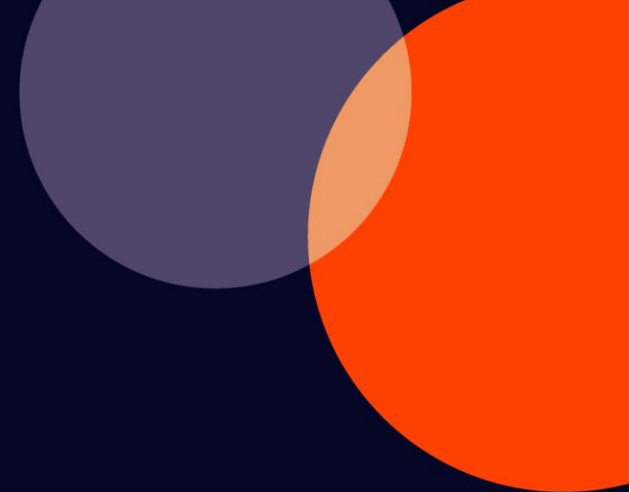
PLEASE NOTE:-

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.

Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are 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 concerning 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.



at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosestates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosestates.com

[amosestates.com](https://www.amosestates.com)

