

Brown & Brand

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 BEST AGENCY NETWORK The Guild of Property Professionals

# 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

**£100,000**











## 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 hub 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

ADDITIONAL FACILITIES

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

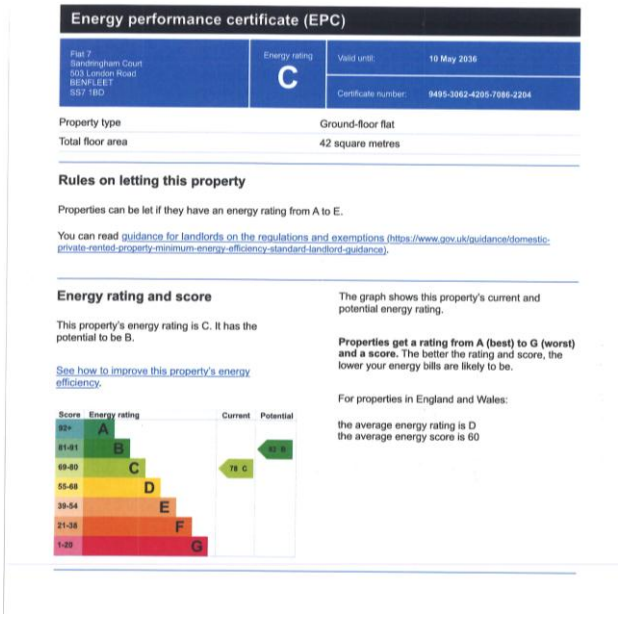
Residence communal lounge at top floor with conservatory enjoying views over open fields and Estuary.

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
Sandringham Court
503 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-rented-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.

Score | Energy rating | Current | Potential
92+ A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G

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

Material Information
Powered by kotini

Brown & Brand

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 are 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