



Sandringham Court, London Road Benfleet SS7 1BD

- Two-bedroom retirement flat
- Communal parking available
- For over 60s only
- Communal lounges with views
- Views of the estuary
- Second floor, no onward chain
- Spacious and well-sized
- Lovely communal gardens
- Views over Salvation Army fields
- Located on London Road

£140,000 Leasehold



Hair & Son estate agents are pleased to bring to market this lovely two bedroom retirement apartment situated on London Road, Hadleigh.

Upon entering, you will find a well-proportioned reception room that provides a welcoming space for relaxation and socialising, that incorporates a Juliet balcony. The flat features two bedrooms, perfect for accommodating guests or creating a peaceful retreat. The bathroom is conveniently located, ensuring ease of access, the suite consists of a shower cubicle, panelled bathtub, wash hand basin and a low level w/c. The kitchen features a range of base and eye level units with integrated NEFF double oven, four ring induction hob with extractor hood above, Bosch washing machine, under counter fridge and under counter freezer



One of the standout features of this property is the lovely communal gardens, where you can enjoy the beauty of nature. Additionally, the communal lounges offer a splendid view over the Salvation Army fields and the estuary, providing a picturesque backdrop for gatherings with friends and neighbours. This area also provides a kitchen, as well a section for games.

For those who require parking, the property includes communal parking facilities, ensuring that you and your visitors have convenient access. The flat is situated in a vibrant community, where you can engage with like-minded individuals and partake in various activities.

Room Measurements

Hall
14.3 x 3.10

Lounge
19.5 x 10.1

Bedroom 1
13.6 x 11.1

Bedroom 2
12.0 x 6.9

Kitchen
10.4 x 7.1

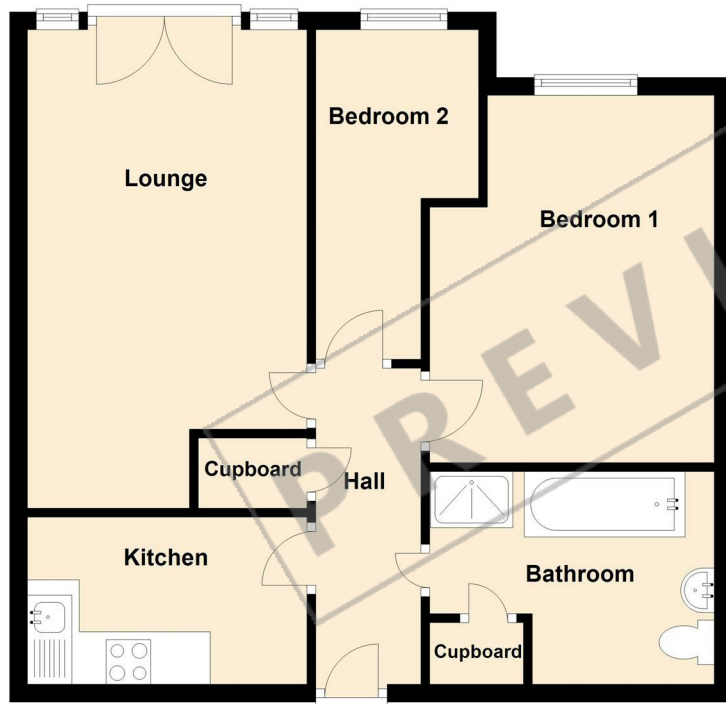
Bathroom



Local Authority
Council Tax Band C
EPC Rating C

Second Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



Total area: approx. 54.7 sq. metres (589.3 sq. feet)



Energy Efficiency Rating

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

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.