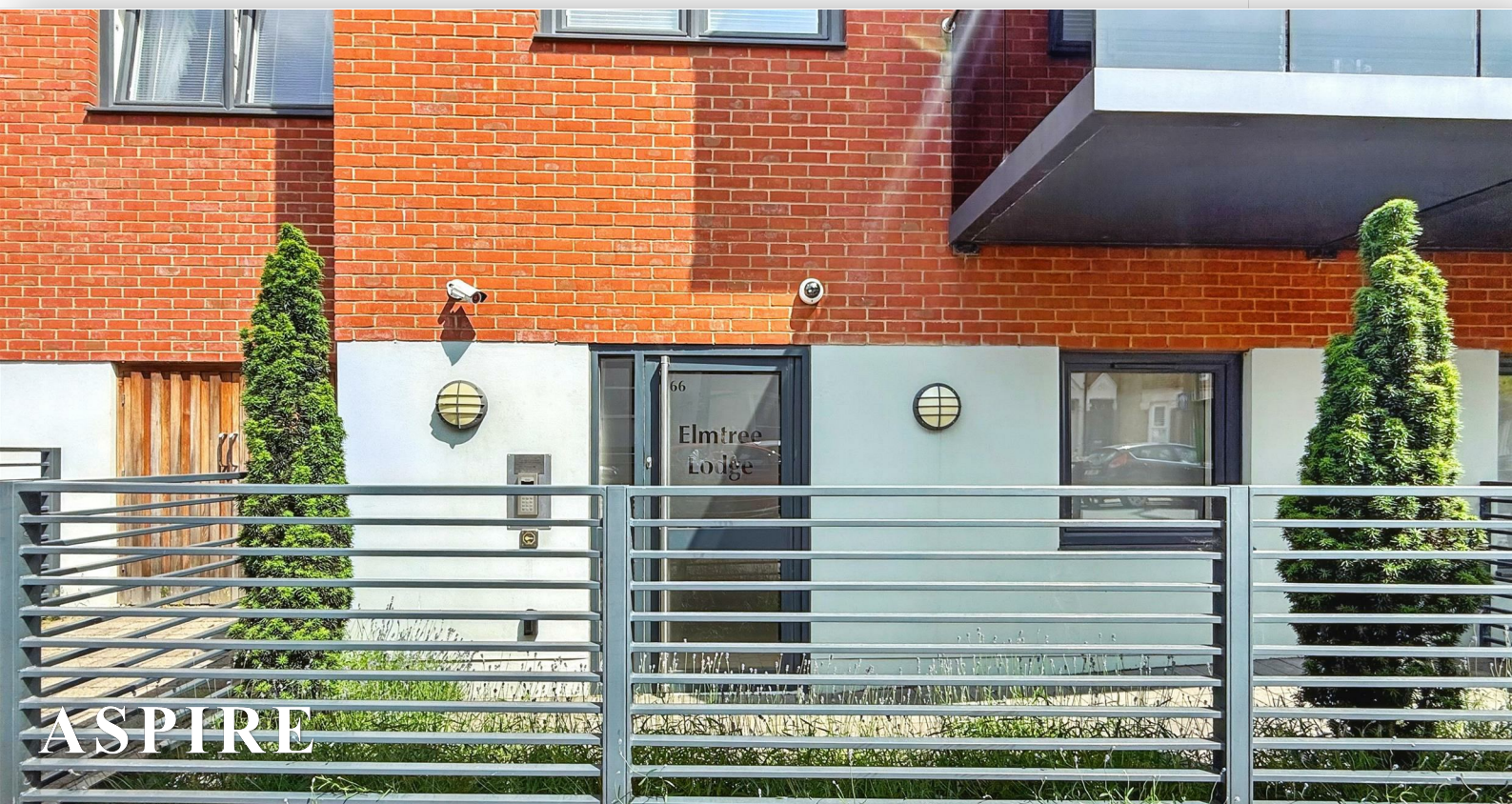


**To arrange a viewing contact us
today on 01268 777400**



Cranleigh Drive, Leigh-On-Sea Offers over £270,000

Aspire Estate Agents are delighted to introduce this beautifully presented two-bedroom retirement apartment, perfectly positioned in the heart of Leigh-on-Sea and offering a superb blend of style, comfort, and convenience.

From the moment you enter the welcoming hallway, you'll appreciate the thoughtful layout and quality finishes throughout. The apartment features a stylish and spacious lounge/diner with French doors opening onto a generous 28ft private balcony, ideal for relaxing or enjoying the fresh air. A sleek, fully fitted modern kitchen is complete with high-quality integrated appliances, while the immaculate shower room offers a contemporary three-piece suite with a personal emergency alert system for added peace of mind.

Both bedrooms are well-proportioned, with built-in wardrobes providing ample storage, and the master bedroom also houses the combination boiler discreetly. The property also benefits from a video intercom entry system, a large internal storage cupboard, and gas central heating.

Residents of this development enjoy access to a beautifully maintained communal lounge and kitchen, a stunning roof terrace perfect for sunny afternoons, and secure gated off-street parking with CCTV throughout the building. There's also a guest suite available for visitors at a modest fee and a dedicated First Call emergency system in both the hallway and shower room.

Situated within walking distance to local shops and Waitrose supermarket, and just an 8-minute walk to vibrant Leigh Broadway with its array of cafés, restaurants, and boutiques. Old Leigh and the stunning estuary views are just a 15-minute stroll away, making this an exceptional choice for those seeking lifestyle and location in equal measure.

www.aspireestateagents.co.uk

Hallway - 11'4 x 10'5

Shower Room - 7'8 x 6'5

Bedroom 1 - 11'9 x 10'4

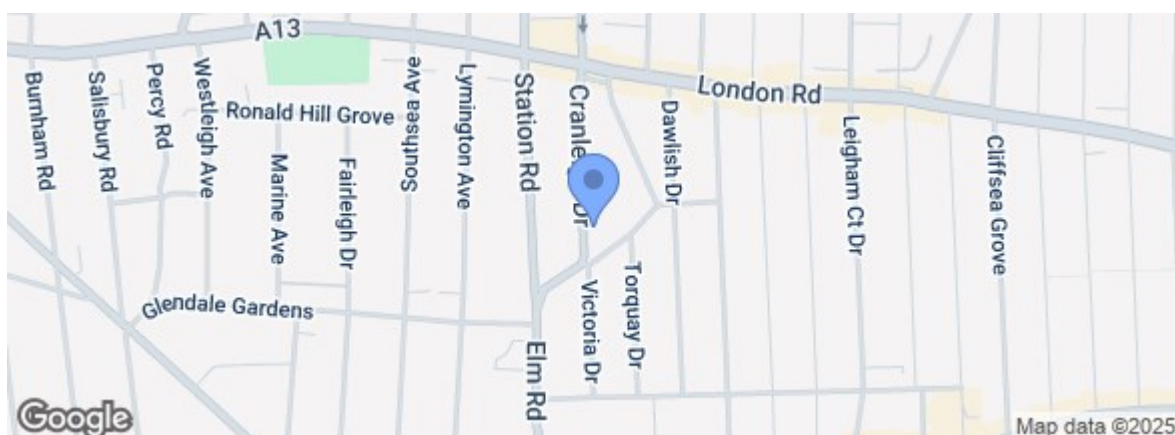
Bedroom 2 - 11'2 x 6'8

Lounge/Diner - 15'3 x 9'7

Kitchen - 9'7 x 5'8



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		80	80
(81-91) B			
(69-80) C			
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.