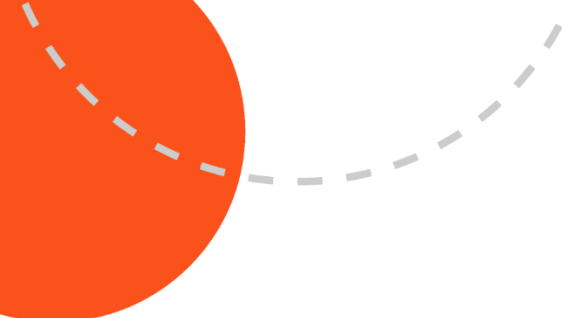




Elmtree Lodge, 66 Cranleigh Drive, Leigh-On-Sea, Essex, SS9 1SY
2 bed second floor retirement apartment / £280,000 / t. 01702 555888

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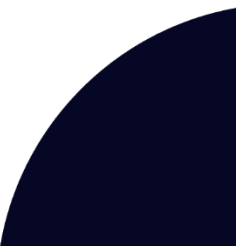




Luxury living at its finest! Welcome to Elmtree Lodge, an exclusive retirement complex in the heart of Leigh-On-Sea with many fine features, ideal for those seeking comfort and convenience in a secure and friendly environment. Having large lounge/diner open plan to modern fitted kitchen with Neff integrated appliances and granite worktops, a private balcony, good size bedrooms and stunning shower room together with a lovely communal lounge/kitchen, rooftop garden with far reaching views, secure gated car park and ample mobility scooter spaces. Special features include gas central via combination boiler, 24 hour care line system, on site development manager, video entry phone system and lift to all floors.

Situated in this convenient location with a variety of shops, café's, pubs and supermarkets within touching distance whilst also being a short walk from Leigh Broadway. Local bus routes are a stones throw away with direct routes into surrounding areas including Southend Town. Offered with no onward chain, if a luxurious and convenient retirement lifestyle is what you seek, then this apartment in Elmtree Lodge is the perfect choice.

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**A space to
call home.**

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 Metroplan 6/2024



+ Beautifully Presented



Highlights

- / **Stunning Two Bedroom Second Floor Retirement Apartment**
- / **High Quality Complex**
- / **Large Lounge/Diner Open Plan To Luxury Fitted Kitchen**
- / **Private Balcony**
- / **Good Size Bedrooms**
- / **Modern Three Piece Shower Suite**
- / **Communal Lounge & Rooftop Garden With Views**
- / **Secure Electronic Gated Parking**
- / **Long Lease**
- / **24 Hour Care Line System**
- / **On Site Development Manager (9-1pm Monday- Friday)**
- / **Lift To All Floors**
- / **Video Entryphone System**
- / **Gas Central Heating Via Combination Boiler**
- / **Prime Leigh-On-Sea Location**
- / **Local Shops, Café's & Supermarkets Close By**
- / **Transport Links Nearby**
- / **No Onward Chain**
- / **Viewings Advised**



Communal entrance door opening to well presented communal hallways, stairs and lift leading to second floor, private entrance door opening to:

Entrance Hall 10'10 x 10'10 'L' Shaped Maximum Measurements \ Fitted carpet, radiator, power points, smooth plastered and coved ceiling, thermostat control, video entry phone system, large cupboard housing consumer unit and providing ample storage with shelving, doors to accommodation off.

**Lounge/Diner Open Plan To Kitchen 22'4 x 10'2 **
Commencing with the lounge/diner having fitted carpet, fitted carpet, radiator, power points, smooth plastered and coved ceiling, T.V point, upvc double glazed french doors with upvc double glazed windows adjacent leading to private balcony. Open plan to luxury fitted kitchen comprising sink with swan neck tap and moulded drainer inset into range of granite worktops with grey high gloss cupboards and drawers beneath and matching eye level units, integrated Neff four ring induction hob with chimney style extractor above and granite back plate, integrated Neff oven, integrated Neff microwave, integrated Neff dishwasher, integrated Neff washer/dryer, integrated fridge/freezer, smooth plastered and coved ceiling with inset spotlights, wood effect vinyl flooring, extractor, power points.

Private Balcony \ An excellent feature of the property is this private covered balcony with outside lighting and enclosed glass surround.

**Bedroom One 12'3 Plus Wardrobe Depth x 10'8 ** Upvc double glazed window to front, fitted carpet, radiator, power points, T.V point, smooth plastered and coved ceiling, range of bespoke fitted wardrobes with clothes hanging facilities and drawers.

**Bedroom Two 11'8 x 7'1 ** Upvc double glazed window to front, fitted carpet, radiator, power points, smooth plastered and



coved ceiling, storage unit with shelving housing combi condensing boiler, window seat with storage below.

Shower Room 8'2 x 6'10 \ Stunning three piece suite comprising large shower cubicle with chrome controls and shower over, vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled walls, ladder style heated towel radiator, 24 hour care line pull cord, extractor, smooth plastered and coved ceiling with inset spotlights, vanity storage unit.

Communal Facilities \ The complex benefits from a beautifully maintained communal lounge with ample seating areas and a modern fitted kitchen together with a third floor landscaped roof garden providing far reaching views over the surrounding area with further kitchen area in the adjacent hallway. There is also a guest suite available (by prior arrangement with the development manager) and an on site development manager there between 9am-1pm Monday – Friday.

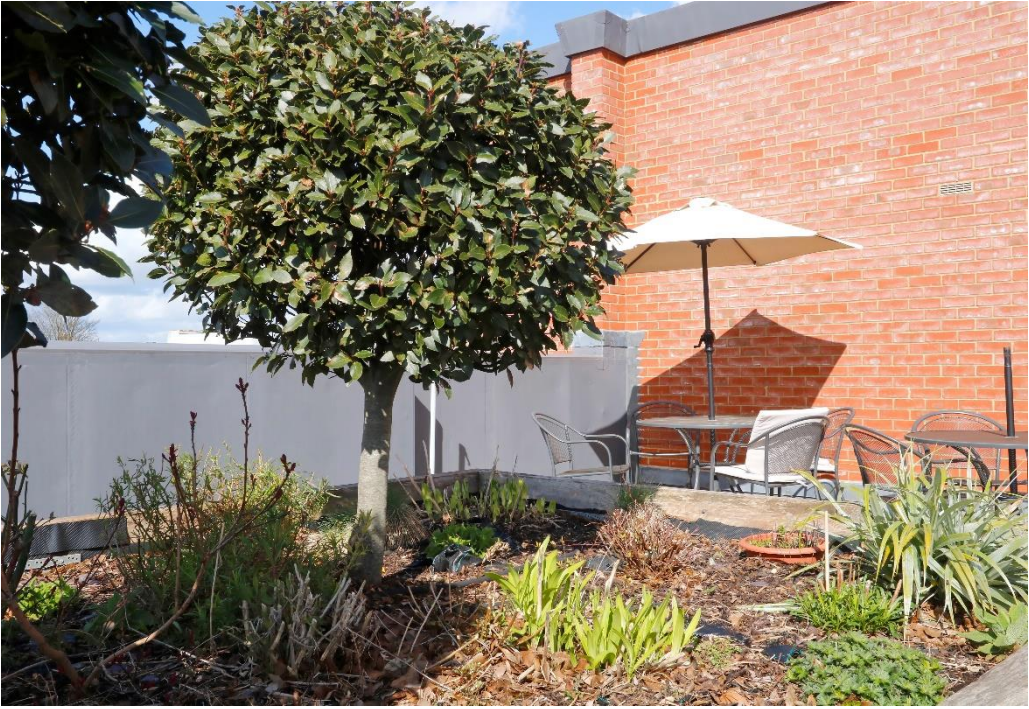
Guest Suite \ There is also a guest suite available with two single beds on the ground floor available for visitors to use overnight for a small fee.

Parking \ Secure electronically gated car park on a first come first serve basis, mobility scooter power supply.

Lease Info \ We understand there is a long lease of approximately 119 years remaining. The ground rent is approximately £500 per annum and the service charge is approximately £3893.59 per annum including buildings insurance and water rates.









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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.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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