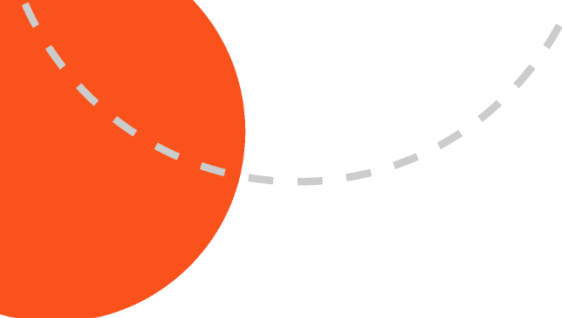




Savannah Heights, Old Leigh Road, Leigh-On-Sea, Essex, SS9 1LT  
2 bed second floor retirement flat / £220,000 / t. 01702 555888

**amos**





Retire in style. Enjoy comfort, convenience, and peace of mind in this beautifully presented **two bedroom** second floor apartment, located within 'Savannah Heights' a prestigious retirement development in a prime Leigh-on-Sea/Chalkwell border location. Boasting large lounge/diner open plan to well fitted kitchen, good size bedrooms and a three piece shower room together with well tended communal gardens, secure residents car park, laundry room and large communal lounge. Also benefiting from a 24 hour care line service and a visiting house manager.

Situated in this sought after location directly opposite Chalkwell Park and within easy reach of Leigh Road and Leigh Broadway shopping facilities. Local bus routes and Chalkwell mainline station are also a short distance away. Offered with no onward chain, get in touch today to arrange your viewing.

Find us on



# A space to call home.



Total floor area 51.2 m<sup>2</sup> (551 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Highlights

- / Luxury Two Bedroom Second Floor Retirement Flat**
- / High Quality Complex**
- / Good Size Lounge/Diner Open Plan To Kitchen**
- / Good Size Bedrooms**
- / Three Piece Shower Room**
- / Overlooking Communal Gardens**
- / Communal Lounge, Laundry Room & Secure Car Park**
- / Visiting House Manager**
- / 24 Hour Care Line Service**
- / Upvc Double Glazing Throughout**
- / Situated Directly Opposite Chalkwell Park**
- / Leigh-On-Sea/Chalkwell Borders**
- / Close To Bus Routes & Mainline Station**
- / Easy Reach Of Leigh Broadway & Leigh Road Facilities**
- / No Onward Chain**
- / Viewings Advised**

Communal entrance door opening to communal lobby, stairs and lift leading to second floor, private entrance door to:

**Entrance Hall** \ Fitted carpet, electric radiator, power points, smooth plastered and coved ceiling, entry phone system, telephone point, 24 hour careline pull cord, storage cupboard housing hot water cylinder, doors to accommodation off.

**Lounge/Diner Open Plan To Kitchen 21'1 Max x 10'7** \ The lounge/diner having fitted carpet, power points, T.V point, telephone point, two electric radiators, smooth plastered and coved ceiling, two upvc double glazed windows to rear overlooking the communal gardens, 24 hour careline pull cord. Open plan to well fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch oven, inset four ring electric hob with extractor above, space and plumbing for washing machine, tiled splashbacks, power points, smooth plastered and coved ceiling with inset spotlights, tiled effect vinyl flooring, under cupboard lighting.

**Bedroom One 12'8 x 12' Irregular Shape Maximum Measurements** \ Two upvc double glazed windows to rear overlooking communal gardens, fitted carpet, power points, electric radiator, T.V point, smooth plastered and coved ceiling, 24 hour careline pull cord.

**Bedroom Two 10'2 x 8'11** \ Upvc double glazed window to rear overlooking the communal gardens, fitted carpet, power point, electric radiator, smooth plastered and coved ceiling, 24 hour careline pull cord.

**Shower Room 10'5 x 7'2 Irregular Shape Maximum Measurements** \ Three piece suite comprising large shower cubicle with shower over and attractive panelling to surround, push button w.c, pedestal wash basin, tiled walls, tiled effect vinyl flooring, heated towel radiator, smooth plastered and



coved ceiling with inset spotlights, extractor, 24 hour careline pull cord, wall mounted heater.

**Communal Facilities** \ This high quality retirement complex has many excellent features including a large communal lounge with kitchen, well tended communal gardens, laundry room and a secure gated car park on a first come first served basis. There is also a visiting house manager and a 24 hour care line service.

**Lease Info** \ 99 years from 1 April 2001. We are advised the service charge for April 2025 to March 2026 is £4623.08 and the ground rent is £257.28 paid twice yearly at the same time as service charge.



**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.

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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is 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 with regard to 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.









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