

SCOTT &
STAPLETON

OLD LEIGH ROAD
Leigh-On-Sea, SS9 1LT
£210,000





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Scott and Stapleton are pleased to present to the market this one bedroom, first floor retirement flat situated in the popular block, Savannah Heights.

Located opposite Chalkwell Park and having stunning views from its own balcony, this lovely property offers a large double bedroom, modern fitted kitchen & bathroom and is located in a desirable part of the building.

We hold keys for accompanied viewings and there will be NO ONWARD CHAIN.

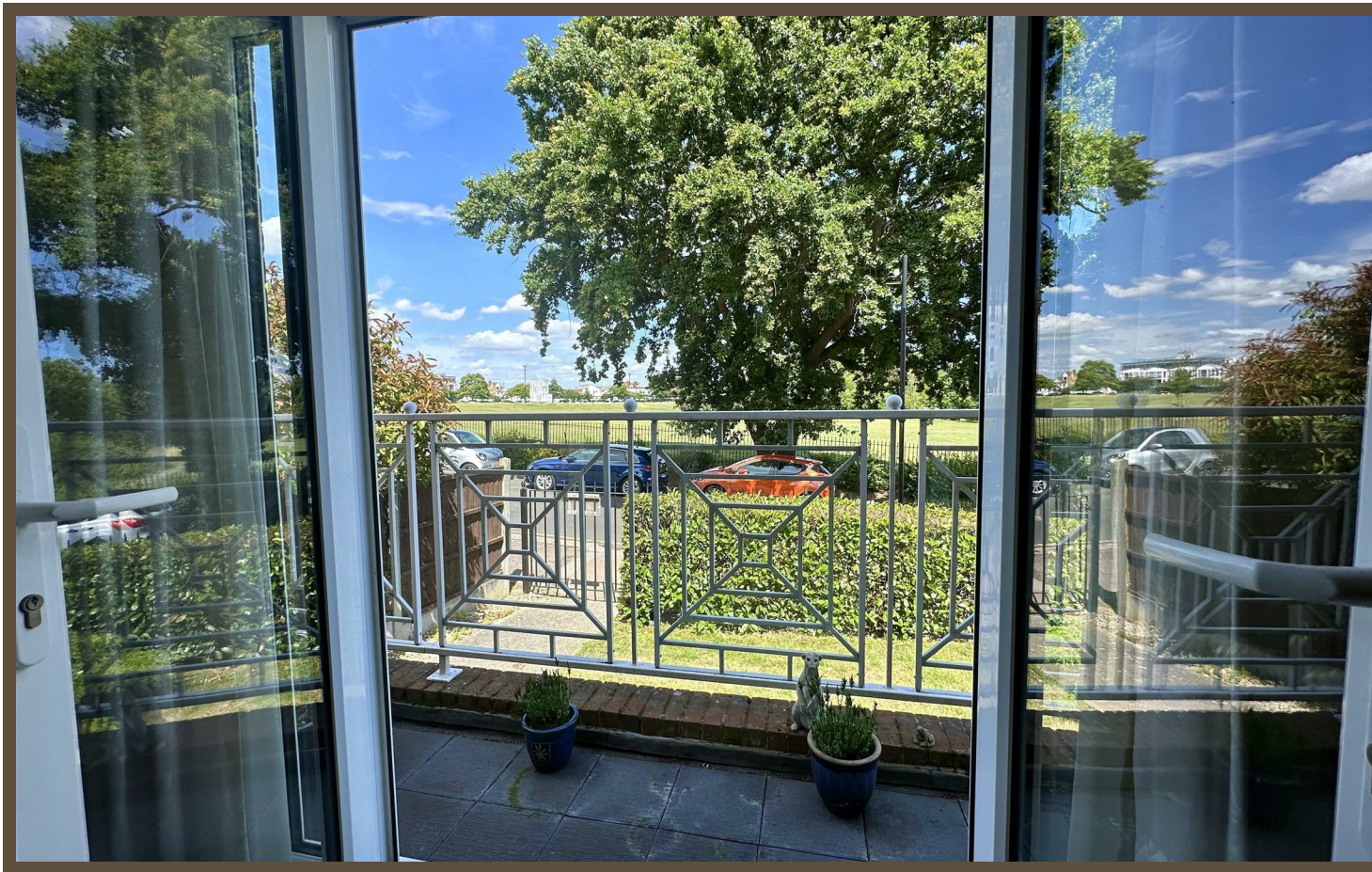
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Secure gated off street parking on a first come first serve basis and great communal facilities including on-site manager, lift, lounge, guest suite and laundry.

Must be viewed to avoid disappointment.



Hallway

2.31 x 2.06 (7'6" x 6'9")

Own front door. Carpet. Electric radiator. Large storage cupboard housing water tank & storage. Alarm system. Door entry phone. Doors to all rooms. Coving. Smooth painted ceiling. Hanging pendant.

Lounge

5.20 x 3.97 (17'0" x 13'0")

UPVC patio doors leading to balcony. Stunning views over Chalkwell Park. Carpet. Two electric radiators. Electric fireplace with feature surround. Coving. Smooth painted ceiling. Two hanging pendants.

Kitchen Diner

5.78 x 1.91 (18'11" x 6'3")

UPVC window to front elevation. Laminate flooring. Electric radiator. Range of fitted low and eye level units with integrated fridge, freezer, washing machine & oven. Rolled edge worktop with electric hob & sink with drainer. Space for dining area/ table. Coving. Smooth painted ceiling. Two pendant lights.

Bedroom

3.84 x 2.85 (12'7" x 9'4")

Two UPVC windows to rear elevation overlooking communal gardens. Carpet. Electric radiator. Coving. Smooth painted ceiling. Hanging pendant.

Shower Room

2.86 x 1.80 (9'4" x 5'10")

UPVC window to side elevation. Vinyl flooring. Electric radiator. Modern three piece suite comprising low level WC, basin & walk in shower cubicle. Fully tiled walls. Coving. Smooth painted ceiling. LED light.

Communal Areas

The building benefits from a communal lounge & kitchenette which hosts regular meets ups. A laundry room with washer dryers.

A guest suite which can be used for friends and family of the residents.

An on site house manager.

Well maintained communal areas.

Notes

FREEHOLDER: ESTATES & MANAGEMENT

MANAGING AGENT: FIRST PORT

Service charge: approx. £3102.92 Per Year which includes the buildings insurance

Ground rent: £171.52 Per Year

Lease 189 years from April 2001



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