



\* £260,000 - £280,000 \* RETIREMENT FLAT \* LIFT SERVICE \* PICTURESQUE GROUNDS \* INCREDIBLY WELL-KEPT BUILDING \* 'CHALKWELL HALL ESTATE' \* SHORT WALK TO THE SEAFRONT AND STATION \* GREAT-SIZED APARTMENT \* 24 HOUR DUTY MANAGER AND CARE LINE \* This incredibly spacious first floor flat is located within the prestigious Alston Court on Crowstone Road. It is set back from the roadside, down a long driveway and through impressive entry gates. The property is surrounded by well-kept and beautiful communal gardens and the property itself is situated along a picturesque 'Mews-like' mezzanine. The flat itself offers two great-sized bedrooms, a kitchen-breakfast room, a three-piece shower room, a welcoming hallway and a bright lounge-diner. There is a lift service, a residents lounge and even a restaurant. The 24 hour Duty Manager and Care Line offer peace of mind, while there is also an additional laundry and cleaning service available. Westcliff beachfront and the Station are a walk away, with bus links and amenities on the London Road are literally around the corner. There is ample shared parking to the front and a choice of two gardens to enjoy, making Alston Court a must-view!

- Shared parking
- Picturesque walkways and mezzanines
- Large double bedrooms
- Kitchen-breakfast room and a bright lounge-diner
- 24hour Duty Manager on site and care lines/pull cords
- Two beautiful communal gardens
- 'Chalkwell Hall Estate'
- Short walk to the seafront and Westcliff Station
- Lift service
- Cleaning and laundry service available

## Crowstone Road

Westcliff-on-Sea

**£260,000**

Price Guide



# Crowstone Road



## Frontage

Long driveway with gated entrance and brick piers, ample shared parking, mature planting borders, overhanging front porch with entrance door to lobby.

## Communal Areas

Two beautifully mature gardens with seating areas, planting borders, feature wisteria, lawns and side access to front of property and mezzanine landings with views over the garden and access to the first floor apartment. Internally, there is a residents' lounge, restaurant, lifts to upper floors and a laundry and cleaning service.

## Private Entrance Hall

Three storage cupboards, coving, skirting and carpet.

## Master Bedroom

14'1" x 10'5"

Double glazed window to rear aspect, wardrobe, coving, skirting and carpet.

## Second Bedroom

11'8" x 9'0"

Double glazed window to rear aspect, coving, skirting and carpet.

## Lounge-Diner

16'4" x 11'0"

Double glazed window to rear aspect, feature fireplace, coving, skirting and carpet.

## Kitchen-Breakfast Room

10'7" x 8'0"

Double glazed window to front aspect, shaker style kitchen units both wall-mounted and base level comprising; composite sink and a half with drainer and mixer tap set into laminate worktops and with a tiled splashback, eye-level integrated oven, four ring burner hob with extractor over, integrated fridge/freezer, integrated washer/dryer and lino flooring.

## Three-Piece Shower Room

8'0" x 8'0"

Walk-in double shower, low-level w/c, pedestal wash basin with chrome taps, tiled walls and lino flooring.

## Agents Notes

### Resale Fees

Less than 12 Months - 1% Transfer Fee and 0.5% Reserve Fund Contribution

12-24 Months - 2% Transfer Fee and 0.5% Reserve Fund Contribution

24 Months + - 2% Transfer Fee and 1% Reserve Fund Contribution

### Services

Duty manager on site 24/7. Emergency callouts between 10.00pm and 8.00am. Weekly one and a half hour service clean within apartment or laundry wash and dry and up to 45 minutes ironing. Restaurant facility offering a two course lunch every day. Family and friends welcome. Handyman. Laundry service.

### Facilities

Lift access to all levels, lounge, dining room, guest suite, hobbies room, landscaped gardens and car parking. Communal front door opened by staff or Owners key or fob. Emergency alarm call system.

### Accessibility

All areas are wheelchair accessible. Situated in Westcliff on Sea and within 400 yards of the local shops and supermarket. Good local amenities including doctor's surgery, chemist and shops.

### Lifestyle

Alston Court has attractive communal areas. The busy social programme includes coffee mornings and evening chat nights, monthly themed suppers or entertainment events and quiz nights. The Hobbies Room affords a place for like-minded Owners to meet for a game of scrabble, cards or Rummikub.

New Owners are accepted over 60 years of age.

Pets are welcome (subject to terms of the lease).

### Tenure

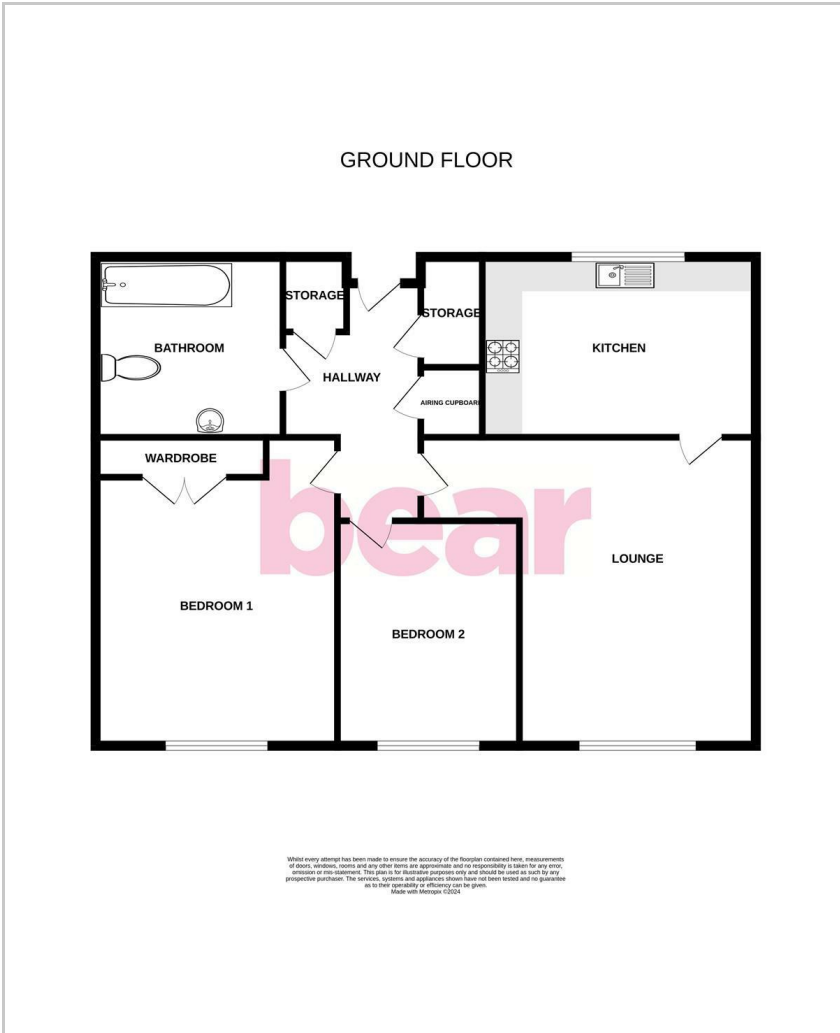
Leasehold 125 years from 2000.

### Manager's note

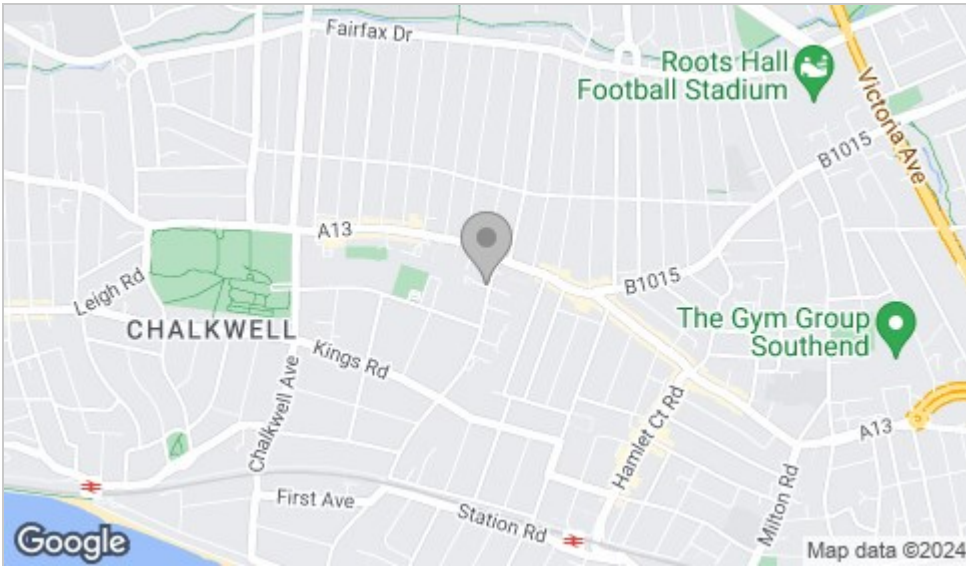
This is friendly development. We are excellently positioned for local facilities and promote friendly, professional, caring support for an independent lifestyle. It is situated just a mile from the sea. Local railway stations have direct services into London. The community make new Owners very welcome.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

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