

24 Savannah Heights

Old Leigh Road, Leigh-on-Sea, Essex, SS9 1LT



PRICE: £220,000

Lease: 99 years from 2001

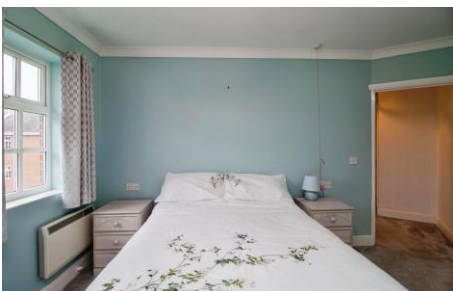
Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR

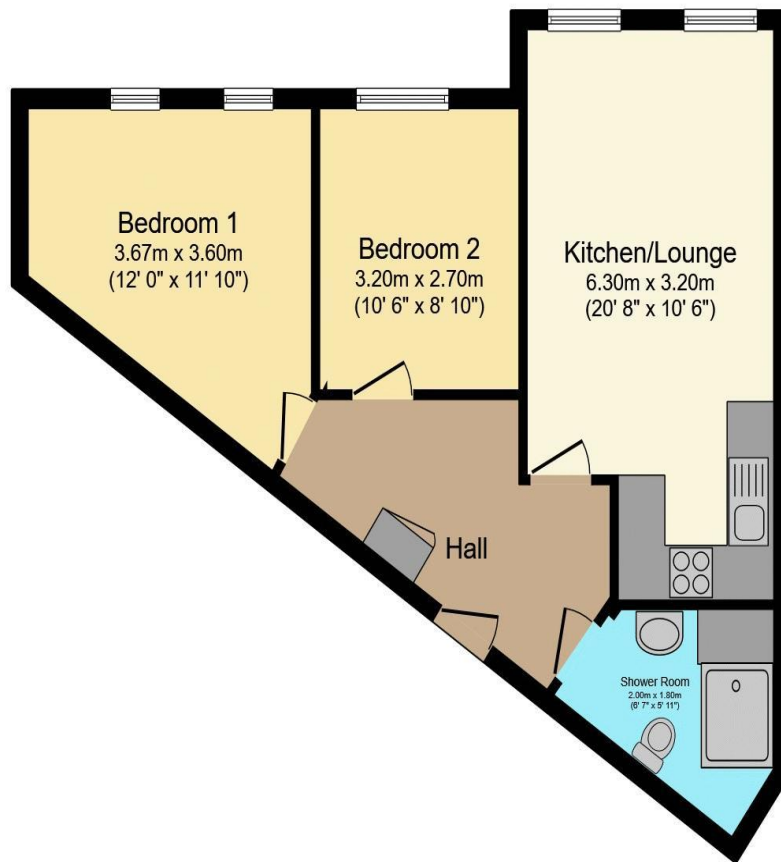
Savannah Heights was constructed by Histonwood. The development comprises 25 properties over two floors each served by a lift. There is a visiting Development Manager, however, for periods when the Development Manager is off duty the development is linked to a 24 hour Appello emergency call system. Each property comprises living room, one or two bedrooms, kitchen and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Communal gardens
Guest Suite
24 hour emergency Appello call system
Minimum Age 60
Visiting Development Manager

Residents' lounge
Communal laundry facilities
Price to include carpets, curtains and light fittings
Lease: 99 years from 2001



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 51.2 m² (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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£257.28

Ground Rent Period Review:

2042

Annual Service Charge:

£4522.18

Council Tax Band:

D

Event Fees:

**Nil Transfer
1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.