



12 Elmtree Lodge

12 Elmtree Lodge 66 Cranleigh Drive Leigh-On-Sea Essex SS9 1SY

Home Estate Agents are very excited to offer for sale this well maintained second floor apartment which is located in this highly sought after retirement block, situated in the heart of Leigh On Sea and which is being offer with no onward chain.

The accommodation comprises; spacious entrance hall, an open plan lounge and modern fitted kitchen with NEFF appliances, access to a balcony, two double bedrooms, both with fitted wardrobes and a modern shower room.

The building also benefits from communal facilities which include a large communal lounge and a modern fitted kitchen along with a landscaped roof garden with wonderful views of the surrounding area. There is also a guest suite available and an on site manager.

Located on Cranleigh Drive, Leigh On Sea, this spacious apartment is ideally located for local shops, bus routes and shops all being close at hand, with the Broadway also being within walking distance as well as the beach and mainline railway station.



Accommodation Comprises

The property is approached via secure entry phone system with stairs and lift access to all floors.

Entrance Hall 10'11 (max) x 10'10

A spacious hall which is carpeted, large built-in storage cupboard measuring 5'7 x 4;4 and which houses ample storage, coved ceiling, video entry phone system, radiator, doors to:

Lounge 15'9 x 10'1

Double glazed window and French door to front giving access to the balcony, carpeted, coved ceiling, radiator, open plan to:

Kitchen 10'8 x 6'9

The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of granite work surfaces with cupboards and drawers beneath, integrated NEFF oven, hob and extractor hood, integrated fridge & freezer, dishwasher, washer dryer, microwave, further range of matching eye level wall mounted units, wood flooring.

Balcony

Private covered balcony with outside lighting and enclosed glass surround.

Bedroom One 12'5 (plus depth of wardrobe) x 10'8

Double glazed window to front aspect, carpeted, coved ceiling, range of bespoke fitted wardrobes with hanging facilities and drawers, radiator.



Externally

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 with two single beds on the ground floor available for visitors to use overnight for a small fee (by prior arrangement with the development manager there between 9am-1pm Monday – Friday).

Parking Facilities

There is secure parking accessed via electronically operated gates based on a first come first serve basis, mobility scooter power supply.

Lease Information

There are 119 years remaining on the lease.

Ground Rent: Approx £500 Per Annum

Service Charge: Approx £4000 per annum including buildings insurance and water rates.

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



Bedroom Two 11'8 x 7'1

Double glazed window to front aspect, carpeted, coved ceiling, storage unit with shelving housing combi condensing boiler, window seat with storage below, radiator.

Shower Room

Three piece suite comprising; large shower cubicle with chrome controls and shower over, vanity wash basin with mixer tap and vanity storage below, low level WC, fully tiled to surrounding walls, heated towel radiator.

GROUND FLOOR



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Guide Price: £300,000 - £325,000 Leasehold

HOME - The Estate Agent of Leigh
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