



Cranleigh Drive

Leigh-on-Sea

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- SECURE GATED CAR PARK (FIRST COME FIRST SERVE BASIS)
- COMMUNAL FACILITIES INCLUDING ROOFTOP



Guide Price £300,000

Hair & Son are pleased to present this stunning two bedroom retirement apartment in Elmtree Lodge, situated in a popular Leigh-On-Sea location close to all local amenities.





Hair & Son are delighted to present this high standard and beautifully presented two double bedroom retirement flat located in a modern block. The block is situated in a sought after Leigh-On-Sea location with access to supermarkets, pubs, restaurants and travel links all within close proximity and walking distance.

The apartment is situated on the top floor, you are brought into an entrance hall that provides access to all adjoining rooms. The living room is presented to a lovely standard and seamlessly connects to the modern kitchen, that features integrated appliances. You also have double doors out to your own private balcony which is a great relaxing space. Furthermore, you have two double bedrooms, and a stylish bathroom comprising of a three piece suite.

The complex has on offer communal lounges with kitchens, communal rooftop spaces with views across Leigh-On-Sea, an on-site manager from Monday to Friday (Between 9am - 1pm). The block also has guest suites on offer for their residents. Lastly Elmtree Lodge has a



secure gated car park which operates parking on a first come first serve basis.

Please enquire today to request a viewing for this stunning retirement apartment offered to the market with vacant possession.

ENTRANCE HALL

KITCHEN/LIVING ROOM

15' 9" x 15' 7" (4.8m x 4.75m)

BEDROOM ONE

11' 2" x 8' 6" (3.4m x 2.59m)

BEDROOM TWO

10' 2" x 7' 3" (3.1m x 2.21m)

BATHROOM

7' 1" x 5' 7" (2.16m x 1.7m)

BALCONY

CAR PARK

TENURE

LEASE REMAINING - 113 YEARS

SERVICE CHARGE - £4523.87 PER ANNUM

GROUND RENT - £495.00 PER ANNUM

COUNCIL TAX BAND - E

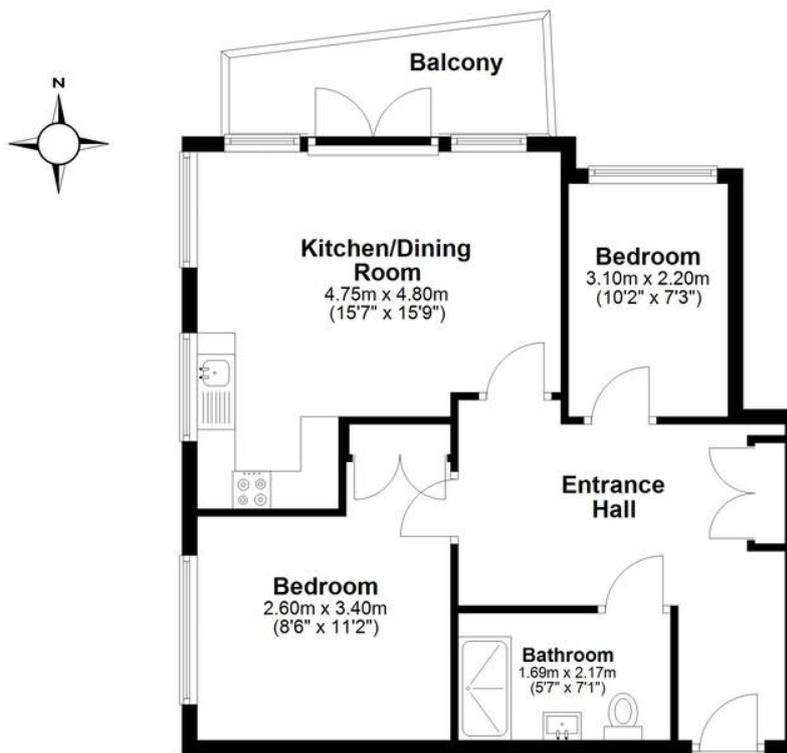
EPC - TBC

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Third Floor

Approx. 57.1 sq. metres (614.3 sq. feet)



Total area: approx. 57.1 sq. metres (614.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Elm Tree Lodge

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