HAIR & SON



Elmtree Lodge, Cranleigh Drive, Leigh-on-Sea
Price Guide £325,000 Leasehold

- Two spacious bedrooms
- Lovely private balcony
- Guest suite for visitors
- On-site manager for assistance
- Located on Cranleigh Drive
- Modern third-floor apartment
- Off-road parking available
- Communal lounge for residents
- Short walk to Leigh Broadway
- Ideal retirement development













Hair & Son are delighted to present this stunning two bedroom retirement apartment situated on the third floor of Elmtree Lodge. Elmtree Lodge is a popular development which was built 10 years ago. The block features a guest suite, lovely communal lounges and an on-site manager. The complex also features secure gated parking.

You are welcomed in to a hallway that provides a seamless entrance into all adjoining rooms. The hall also features a good size cupboard with double doors which is a very handy space for storage. Additionally you have two well appointed bedrooms and a spacious lounge that opens up to the modern fitted kitchen with built in appliances. The living room also has doors opening up to the large balcony which is a great space to retreat to.

The flat also includes a thoughtfully designed bathroom, ensuring convenience and accessibility. The third-floor location provides lovely views and a sense of privacy, while still being easily accessible. This property is situated in a friendly community, making it an excellent choice for retirees looking to enjoy a vibrant yet tranquil lifestyle.

Leigh On Sea is known for its picturesque seafront, delightful shops, and local amenities, all within easy reach. This flat presents an excellent opportunity for those wishing to downsize without compromising on comfort or quality of life. Embrace the joys of retirement in this lovely flat, where you can create new memories in a welcoming environment.

Offered to the market with vacant possession, therefore no onward chain.

Entrance Hall
14'9 x 6'0

Bedroom One
13'4 x 11'4

Bedroom 2
13'3 7'7

Lounge
13'3 x 12'8

Kitchen
8'9 x 6'5

Bathroom
7'6 x 6'0

Tenure
Lease remaining - 113 years
Service charge - TBC
Ground rent - £495 per annum

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.



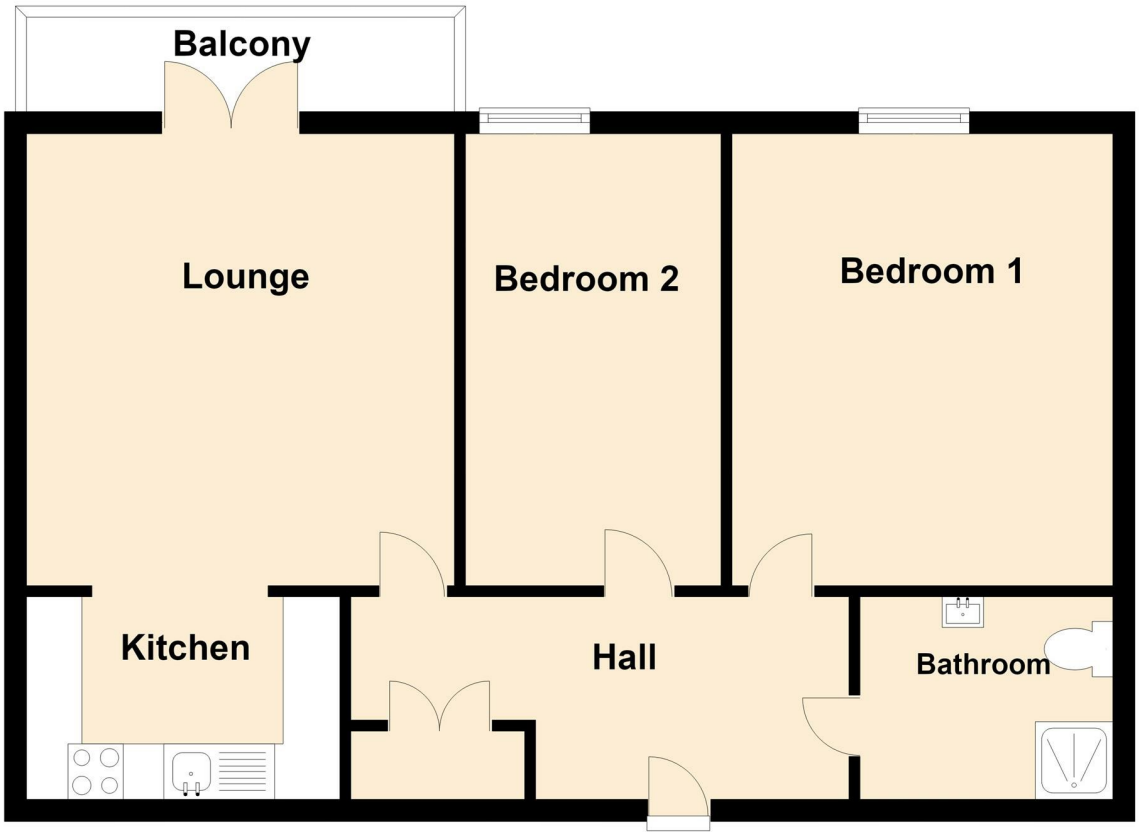
Local Authority **Southend-on-Sea**
Council Tax Band **E**





Third Floor

Approx. 58.9 sq. metres (633.5 sq. feet)
(excluding Balcony)



Total area: approx. 58.9 sq. metres (633.5 sq. feet)

Sales Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

01702 34 11 77

https://hairandson.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements