



Cranleigh Drive , Leigh-on-Sea SS9 1SY

- TOP FLOOR APARTMENT
- SECURE GATED CAR PARK (FIRST COME FIRST SERVE BASIS)
- LARGE ENTRANCE HALL WITH VIDEO ENTRY PHONE INTERCOM SYSTEM
- PRIME LEIGH-ON-SEA LOCATION
- TWO BEDROOMS
- COMMUNAL FACILITIES INCLUDING ROOFTOP GARDENS, COMMUNAL LOUNGES AND GUEST SUITES
- ON SITE MANAGER
- BEAUTIFULLY PRESENTED RETIREMENT FLAT

Guide Price £300,000 Leasehold





Location

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 a 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"

BEDROOM ONE

11'2" x 8'6"

BEDROOM TWO

10'2" x 7'3"

BATHROOM

7'1" x 5'7"

BALCONY**CAR PARK****TENURE**

LEASE REMAINING - 113 YEARS

SERVICE CHARGE - £4523.87 PER ANNUM

GROUND RENT - £495.00 PER ANNUM

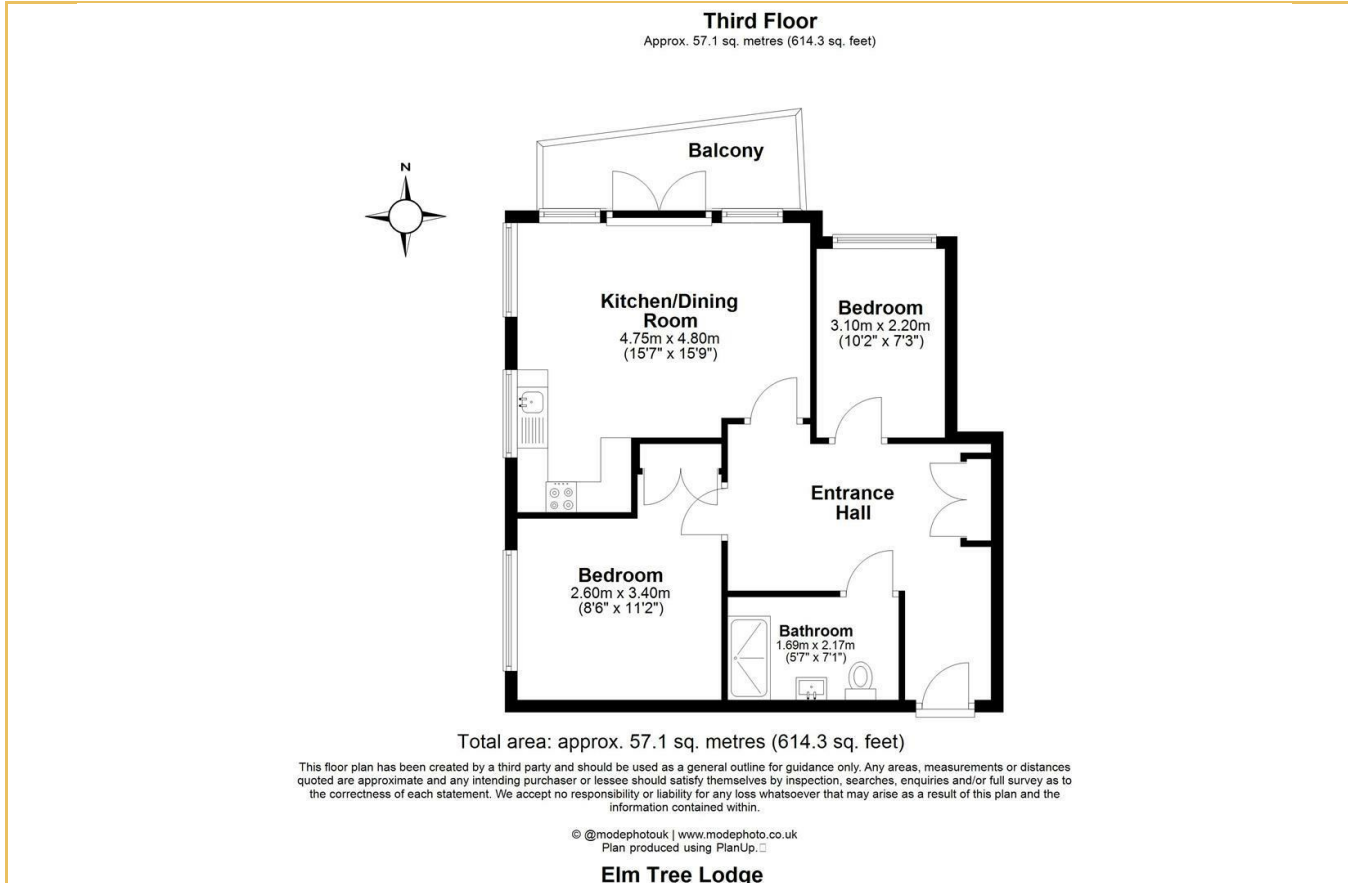
COUNCIL TAX BAND - E

EPC - BAND B

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 Borough Council**
 Council Tax Band **E**
 EPC Rating **B**



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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.