



FOR SALE

Alston Court, Crowstone Road, Westcliff-On-Sea SS0 8EH

£240,000 Leasehold

- Retirement Building for Over 60's
- Third Floor Apartment
- Two Bedrooms
- Large Lounge & Fitted Kitchen
- Lift to All Floors
- First 12 months Service Charges Paid
- Communal Resident Areas
- 24 Hour on Site Staff
- Resident & Visitor Parking
- Pleasant Communal Gardens

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

We are pleased to present to the market this two bedroom third floor apartment in a purpose built retirement building for the over 60's. Located in a private side road in the heart of Westcliff close to local amenities and transport links, the building is staffed 24 hours a day and all rooms have direct line emergency pull cords. The apartment itself offers two good size bedrooms, shower room, large lounge space and good size kitchen. There is a passenger lift to all floors as

well as stairs. To the rear of the building are landscaped communal gardens with lawn and patio areas, gardens to the front of the building offer non-allocated resident and visitor parking. The communal areas include a residents lounge and dining area which offers a midday meal at additional cost, library and hobby room, and a guest suite. Monthly service charge is inclusive of 1.5 hours per week apartment cleaning or personal laundry services. **First 12 months service charges paid.**

Alston Court

- Duty manager on site 24/7 with emergency callouts between 10.00pm and 8.00am.
- Service charge includes weekly one and a half hour service clean within apartment or laundry wash and dry and up to 45 minutes ironing.
- Restaurant facility offering a three course lunch every day.
- Lift access to all levels
- Communal lounge, dining room, guest suite, hobbies room, landscaped gardens and car parking.
- Emergency alarm call system.
- New owners are accepted over 60 years of age.

Entrance

Communal front door opened by staff or owners key or fob. Lift and stairs to all floors. The apartment is on the third floor with own front door into entrance hallway. The hallway has fitted carpet, two storage cupboards and doors to all rooms.

Lounge

Spacious lounge with fitted carpet, double glazed window, decorative fireplace and coving. Open through to kitchen.

Kitchen

Fitted kitchen with a range of wooden wall and base units, rolled edge work surface with stainless steel sink and drainer and double glazed window.

Bedroom 1

Bedroom with fitted carpet, double glazed window, coving and fitted wardrobe.

Bedroom 2

Bedroom with fitted carpet, double glazed window and coving.

Shower Room

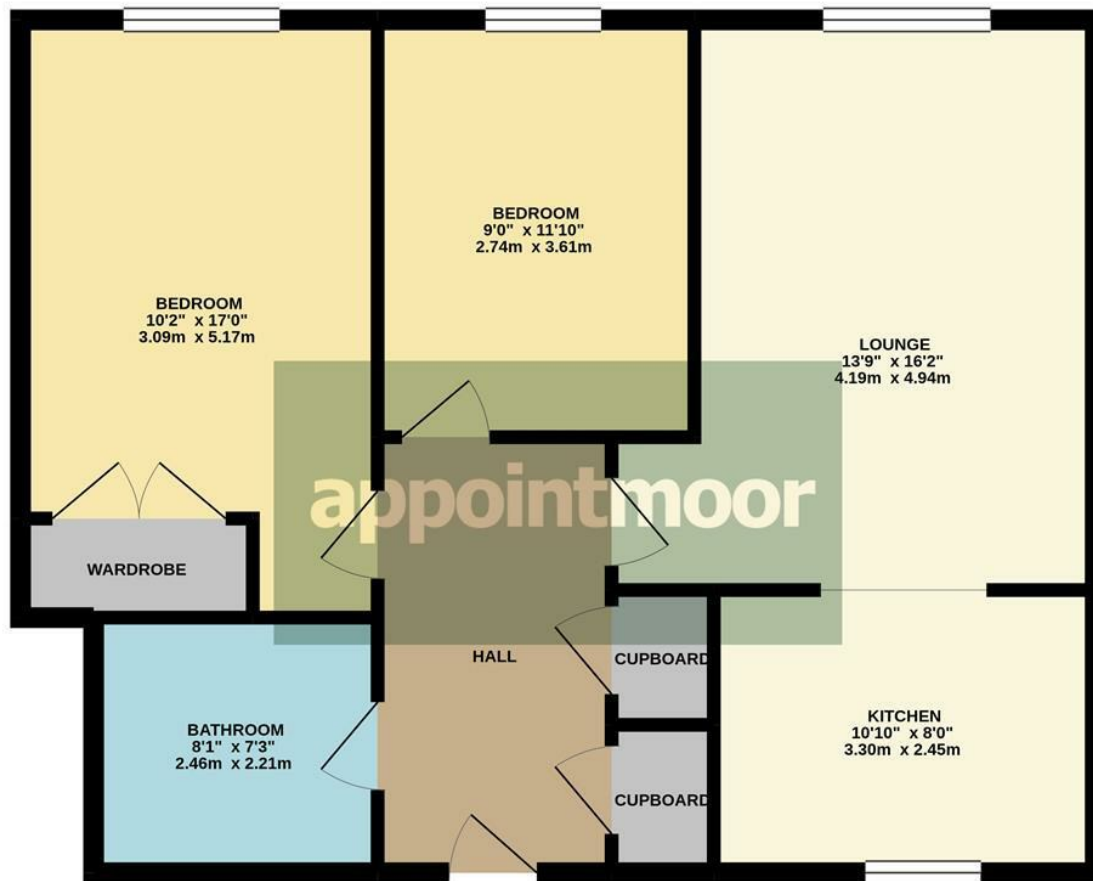
Three piece shower room comprising of WC, vanity wash hand basin and large shower cubicle with glazed door. Part tiled walls, heated towel rail and extractor fan.

Tenure

Leasehold 125 years from 2000
Service Charges TBC



THIRD FLOOR 725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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