



FOR SALE

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

Guide Price £180,000 Leasehold

- Retirement Property
- 1 Bedroom
- Ground Floor
- Newly Installed Bathroom
- Immaculate Condition
- 24 Hour Careline
- Attractive Communal Areas
- Residents Parking
- Communal Gardens
- Close to Local Amenities

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

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Description

Guide price £180,000 - £200,000. Superb one-bedroom ground floor apartment in a much sought-after retirement building in a central Westcliff location. The building is set in a private cul-de-sac and offers many features including communal areas, well-maintained landscaped gardens, residents parking and 24-hour care line. There is cleaning services included with the service charge and an onsite laundry and meal service offered. Close to local amenities

such as library, public house, local shops and bus stops. The apartment is situated on the ground floor of the building close to the communal facilities with views to the front and side aspects. Entering the property is a good size hallway with storage cupboard and airing cupboard, large lounge with bay window and electric fire, well-appointed kitchen with fitted units and appliances, large double bedroom with fitted wardrobe storage and recently installed modern bathroom with level access walk in shower.

Alston Court Features

Security includes 6 pin locking system, window chains, front door viewer, electronic entrance gates and external CCTV.
Care call alarm system in every apartment plus communal areas and lifts.
Passenger lift to every floor.
1.5 hours per month cleaning service included in service charge.
On site laundry service.
Dining area with meal options.
Extra wide doorways, bathroom grab rails and wiring for audio induction loop in lounge.
In house entertainment and social events.
Guest suite.

Entrance

Entrance to building via private cul-de-sac.
Attractive communal hallways with secure entry system, communal areas, stairs and lift access to all floors.

Hallway

Spacious hallway, with fitted carpet. Two large storage cupboards, one with fuse box, lighting and hanging space and second as an airing cupboard with shelving also housing a water tank.
Doors to all rooms.

Lounge

18'8 x 11' (5.69m x 3.35m)
Double glazed bay window to front aspect with emergency chain, fitted carpet, two radiators, hanging light fittings and feature fireplace with electric fire. Doorway to kitchen.

Kitchen

10'8 x 8' (3.25m x 2.44m)
Double glazed window to side aspect with emergency chain, light fitting, radiator, boiler and vinyl flooring. Range of wall and base units with work surface, tiled splash backs, sink with draining board, integrated electric oven, hob, extractor fan and fridge freezer with space for washing machine.

Bedroom

12'9 x 10'6 (3.89m x 3.20m)
Good size bedroom with fitted carpet and

wardrobes, double glazed window to front aspect with emergency chain, radiator and two light fittings.

Bathroom

8' x 8' (2.44m x 2.44m)
Recently fitted shower room (2018) with 3 piece suite consisting of large level access walk in shower with glass door, WC and wash hand basin. Tiled floor with under floor heating, part tiled walls, grab rails, heated towel rail, extractor fan and full length fitted mirror.

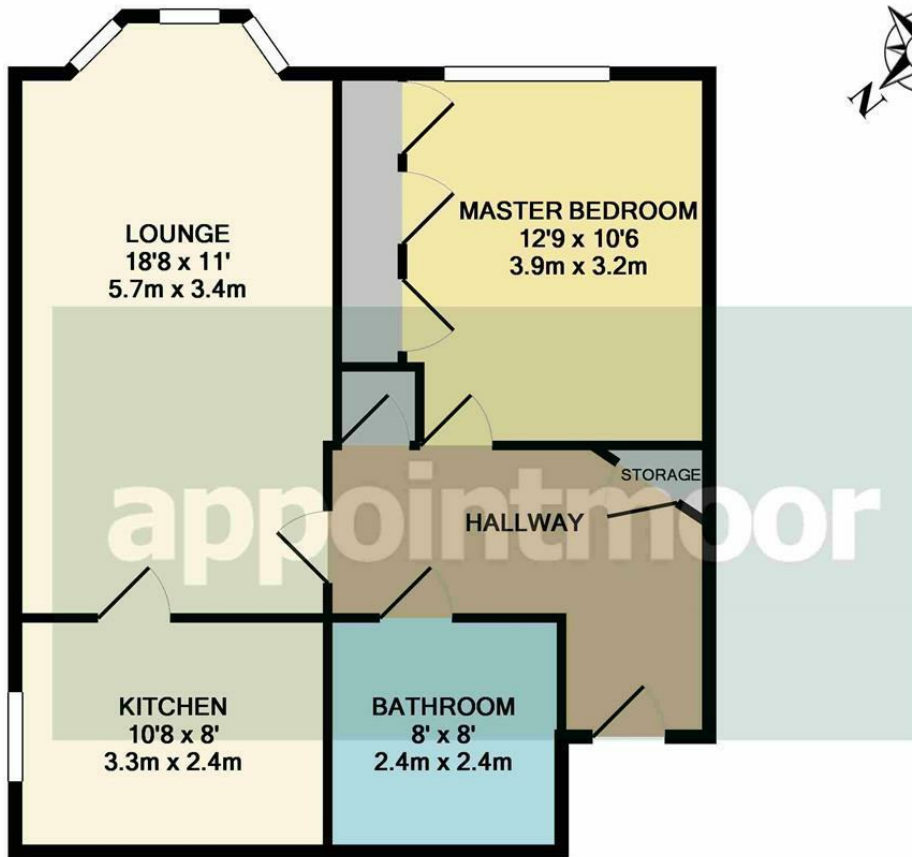
Communal Areas & Parking

Large lounge & dining area with optional meal service, beautiful well maintained south facing communal gardens with patio and seating area and residents parking to front aspect.

Tenure

Lease - 125 years
No ground rent
Service charge - £509 pcm





TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
		72	76
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			
		74	78
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 APPOINTMENT ESTATES ONLY**

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