



# FOR SALE

## Elmtree Lodge, Cranleigh Drive, Leigh-on-Sea SS9 1SY

£335,000 Leasehold

- Second Floor Two Bedroom Apartment
- Luxury Purpose Built Apartment Block
- Fully Fitted Kitchen with NEFF Integrated Appliance
- Exclusive to Over 60's
- 24 Careline Facility/ Large Storage Cupboard
- Two Rooftop Gardens & Communal Areas
- Gas Fired Radiator Central Heating
- Luxury Bespoke Finish
- Private Balcony
- Lift to All Floors/ Mobility Scooter parking zone

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

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## Description

Brand new 2 bedroom apartment in a stunning modern retirement property! Designed for the over 60's, this superbly constructed project offers new homeowners the joys of living in a central location with plenty of amenities and benefits at your fingers tips. A short stroll from Leigh Broadway, Waitrose, local bus routes, Leigh Station, makes this property perfect in location.

The finish and specification is spot on and residents can take advantage of the roof top garden with panoramic views, care line, in house manager, resident living and kitchen facilities, parking and mobility scooter parking zone. Private balcony space and large storage cupboard. Guest room available. So much more to enjoy and explore, please arrange an appointment.

### Development Specification

- Communal areas
- Duty Manager
- 24 hour emergency call system - Careline
- Guest suite available
- Lift to all floors
- Third Floor Roof Gardens
- Private Balcony to each apartment
- External mobility power supply
- First Port Retirement to be appointed as managing agents
- Gated car park with electrically operated gates

### Apartment Specification

Super structure - refer to architect's drawings (subject to minor amendments during construction).

Heating by gas Combi boiler serving wet radiators and heated towel rail in bathrooms

Hot water by gas Combi boiler

Oak veneer internal doors with chrome lever handles

150mm Ovolo skirting and 70mm Ovolo architrave Dulux Jasmine white satin paint to architrave and skirting

Ceilings set flat with cove to perimeters

All walls finished in matt emulsion

PVCU windows

Camera entry system for use with a standard television

Free internal telephone calls

Wiring for terrestrial and satellite TV system, including FM radio and DAB with communal aerial

24 hour emergency call system

### Entrance Hall

15' x 6' (4.57m x 1.83m)

Oak veneer front door with letterbox, doorknocker and door viewer. Fitted carpet, large built in storage cupboard. Radiator, power points.

### Lounge

13'4 x 13' (4.06m x 3.96m)

Fitted carpet. French doors with side windows leading onto private balcony. Radiators, power points.

### Balcony

22' (6.71m)

Decked floor, frosted glass balustrade, external lighting.

### Kitchen

9'2 x 6'1 (2.79m x 1.85m)

Fully fitted kitchen with matching wall and base units. Integrated Neff appliances of oven, gas hob, extractor, fridge/freezer, washer/dryer, slimline dishwasher and microwave. Granite worktops with matching up stands to work surfaces. Vinyl flooring, inset LED down lighters to ceiling. Stainless steel sink and drainer.

### Bedroom One

13'6 x 11'7 (4.11m x 3.53m)

Double glazed window, radiator, fitted carpet, power points. TV point. Two double fitted wardrobes.

### Bedroom Two

13'6 x 7'6 (4.11m x 2.29m)

Double glazed window, radiator, fitted carpet, power points. TV point. Single fitted wardrobe and drawer units with seating.

### Shower Room

7'10 x 6'2 (2.39m x 1.88m)

Fully tiled double width shower cubicle. Vanity wash hand basin with mixer tap, close coupled WC, chrome towel radiator, extractor fan. Mirrored wall cabinet, drawer storage under basin, large vanity cupboard. Non-slip vinyl flooring.

### Lease

125 Years

### Ground Rent

£9.52 per week

### Maintenance Charge

1st July 2017 - 30th June 2018 - £47.15 per week

Maintenance charge includes water rates and buildings insurance







Total Approximate Floor Area  
656.27 sq. ft  
(60.97 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	82	82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	86	86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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 APPOINTMENT ESTATES ONLY**

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