



# 15 Savannah Heights



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Old Leigh Road, Leigh-On-Sea,  
Essex  
SS9 1LT

Asking price £220,000



Retire in style, this over 60's apartment is located in a sought after development just off Leigh-on-Sea Broadway with easy access to local shops. Location at the forefront of this development there are many factors that will tick the boxes; Chalkwell park which is ideal for spending time with the family through the summer or even jump straight onto the bus and find yourself in Southend high street with its shopping centre. The property itself benefits from a 24 hour careline, a house manager, a well maintained communal garden and communal facilities. With a community feel and a modern interior this property will make you feel right at home as soon as you put your bags down.



#### Communal entrance

Secure communal door opening into lobby area via security entry system leading to lift and stair access that will take you to first floor to private front door.

#### Hallway

16'7 x 4'11 (5.05m x 1.50m)  
Door to airing cupboard, door to large storage cupboard, coved cornice to smooth ceiling, laminate flooring, doors to:

#### Kitchen/Lounge/Diner

28'0 x 8'6 < 10'1 (8.53m x 2.59m < 3.07m)

#### Kitchen

Range of wall and base level units with roll top work surfaces incorporating stainless steel sink and draining unit, integrated oven and electric hob with extractor unit over, integrated fridge-freezer, tiled splash back, ceiling light

#### Lounge

Coved cornice to smooth ceiling with ceiling light, double glazed windows to rear, two storage heaters, laminate flooring, electric feature fireplace

#### Bedroom one

17'6 x 9'1 (5.33m x 2.77m)

Double glazed window to rear, coved cornice to smooth ceiling, ceiling light, one storage heater, laminate flooring

#### Shower room

10'1 x 5'3 (3.07m x 1.60m)

Four-piece suite, double shower cubicle, single tray shower cubicle, pedestal wash hand basin, low level W.C, fully tiled walls, laminate flooring, heated towel rail, extractor unit, coved cornice to smooth ceiling

#### Communal garden

Paved seating area continuing onto blocked paved seating area, steps leading to remainder laid to lawn with mature shrub borders, access to residential secure parking.

#### Internal communal areas

This property has access to both residents lounge with French doors leading to communal garden, communal laundry facilities and a guest suite.

#### Secured parking

Secured gated access into residential parking area.

#### Lease information

Ground rent - £100 per year

Service charge - £2,650 a year (includes water, buildings insurance and 24 hour careline)



