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7 Elmtree Lodge, 66 Cranleigh Drive, Leigh-On-Sea, Essex, SS9 1SY

£340,000 Leasehold

A NEW LUXURY FIRST FLOOR RETIREMENT APARTMENT exclusive to residents 60 and over, centrally situated with a variety of everyday amenities close by including Waitrose and Co-op Supermarkets. Bus stops are immediately available in Cranleigh Drive and London Road with comprehensive services operating to most areas including Leigh town centre, Leigh railway station, Southend and surrounds.

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Property Description

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All apartments have private balconies and there are two rooftop gardens available for the enjoyment of all owners of Elmtree Lodge and these are accessible from the third floor and can be accessed by either a lift or the stairs. Also on the third floor is a small kitchen area. The residents lounge and adjoining kitchen facilities are located on the ground floor as are the house manager's office and the guest bedroom suite.

Each individual apartment is finished to an exceptional standard including high quality kitchen fitments/appliances, luxury sanitary ware/tiling and fitted floor coverings.

The communal gated car parking is accessed from Cranleigh Drive with entry and exit by the electrically operated gates.

Residents Lounge

Guest Suite

Two Roof Gardens

L-Shaped Entrance Hall 15'6 x 5'1 increasing to 11'1 (4.72m x 1.55m increasing to 3.38m)

Fitted carpet. Large double and single built in cupboards.

Lounge 20'4 x 10'5 (6.20m x 3.18m)

Fitted carpet. French doors with adjoining side windows leading onto own private balcony:-

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Balcony 14' (4.27m)

with frosted glass balustrading and external lighting. Decked flooring.

Kitchen 10'6 x 8'0 (3.20m x 2.44m)

Fully fitted with quality range of units and Neff integrated appliances comprising of oven, gas hob, extractor hood, integrated fridge/freezer, integrated washer/dryer, integrated slimline dishwasher, integrated microwave, range of granite worktops with matching upstands to worktops. Inset LED down-lighters to ceiling. Vinyl floor covering.

Bedroom One 13'1 x 8'8 (3.99m x 2.64m)

Window. Radiator. Fitted carpet. Power points. Tv point. Treble wardrobe and drawer units.

Bedroom Two 13'1 x 6'10 (3.99m x 2.08m)

Window. Radiator. Single wardrobe and adjacent drawer units. Fitted carpet. Tv point. Power points.

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Shower Room 7'2 x 5'9 (2.18m x 1.75m)

Fully tiled double width shower cubicle. Vanity wash hand basin with mixer tap and drawers beneath. Close coupled wc with push button control. Mirrored bathroom cabinet and large vanity cupboard. Chrome towel radiator. Extractor fan. Non-slip vinyl floor covering.

Development Specification

Communal Residents lounge and kitchen.
House manager.
24 hour emergency call system.
Guest suite available (by prior arrangement with House Manager).
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 to be provided by gas Combi boiler serving wet radiators and heated towel rail in
bathrooms.
Hot water to be provided 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.

Lease

125 Year Lease.

Council Tax

(From April 2018 - March 2019) Band 'E' £1966.69 per annum

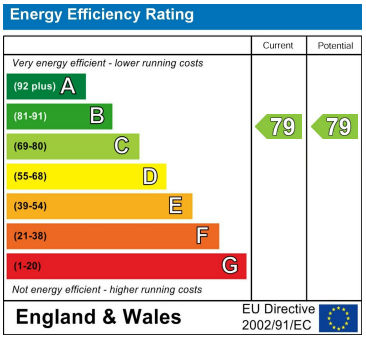
Ground Rent

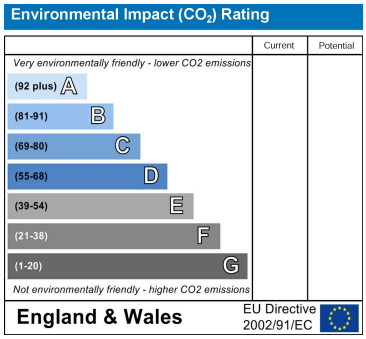
£495 per annum

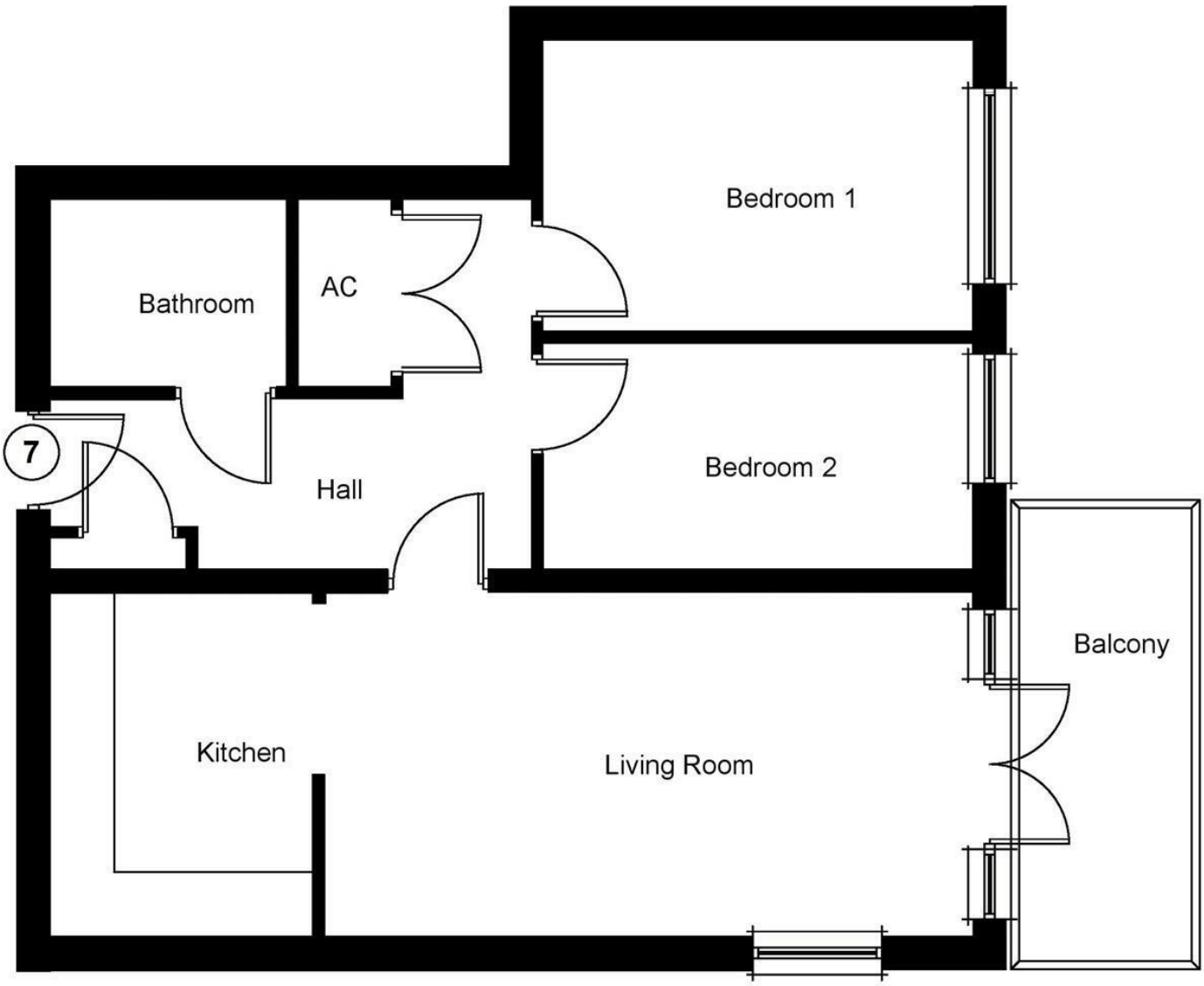
Maintenance Charge

(Up to June 2019) £2452.04 per annum or £47.15 per week.

Please note, the maintenance charge includes water & sewage, building insurance, external window cleaning, plus communal cleaning.







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