



# COUNTRYSIDE ESTATES

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

**Price £335,000 Leasehold**

A NEW LUXURY SECOND 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.



**Entrance Hall 15' x 6' max (4.57m x 1.83m max)**



Fitted carpet. Double built in cupboard.

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



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

## Residents Lounge



## Guest Suite



## Two Roof Gardens



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## Balcony 22' (6.71m)



with frosted glass balustrading and external lighting. Decked flooring.

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



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 downlighters to ceiling. Vinyl floor covering.

## Bedroom One 13'6 x 11'7 (4.11m x 3.53m)



Window. Radiator. Fitted carpet. Power points. Tv point. Two double fitted wardrobes.



## Bedroom Two 13'6 x 7'6 (4.11m x 2.29m)



Fitted carpet. Window. Radiator. Single fitted wardrobe and adjacent drawer unit with seating. Power points. Tv point.

## 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 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

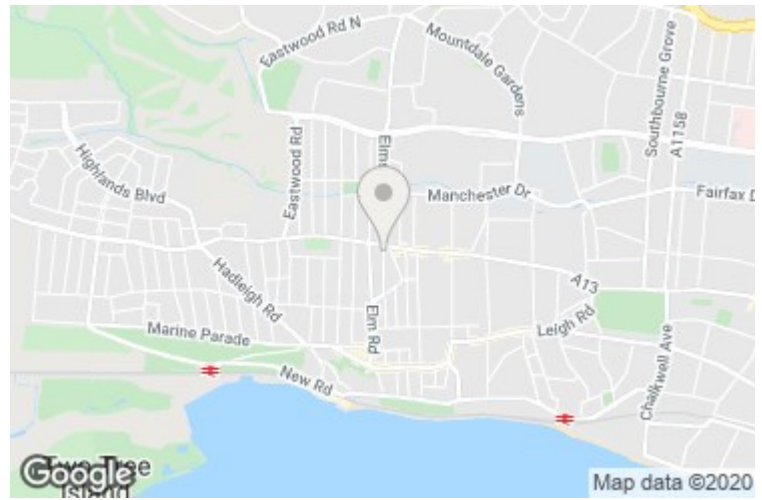
Communal Residents lounge and kitchen.

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- 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

## Ground Rent

£495 per annum.

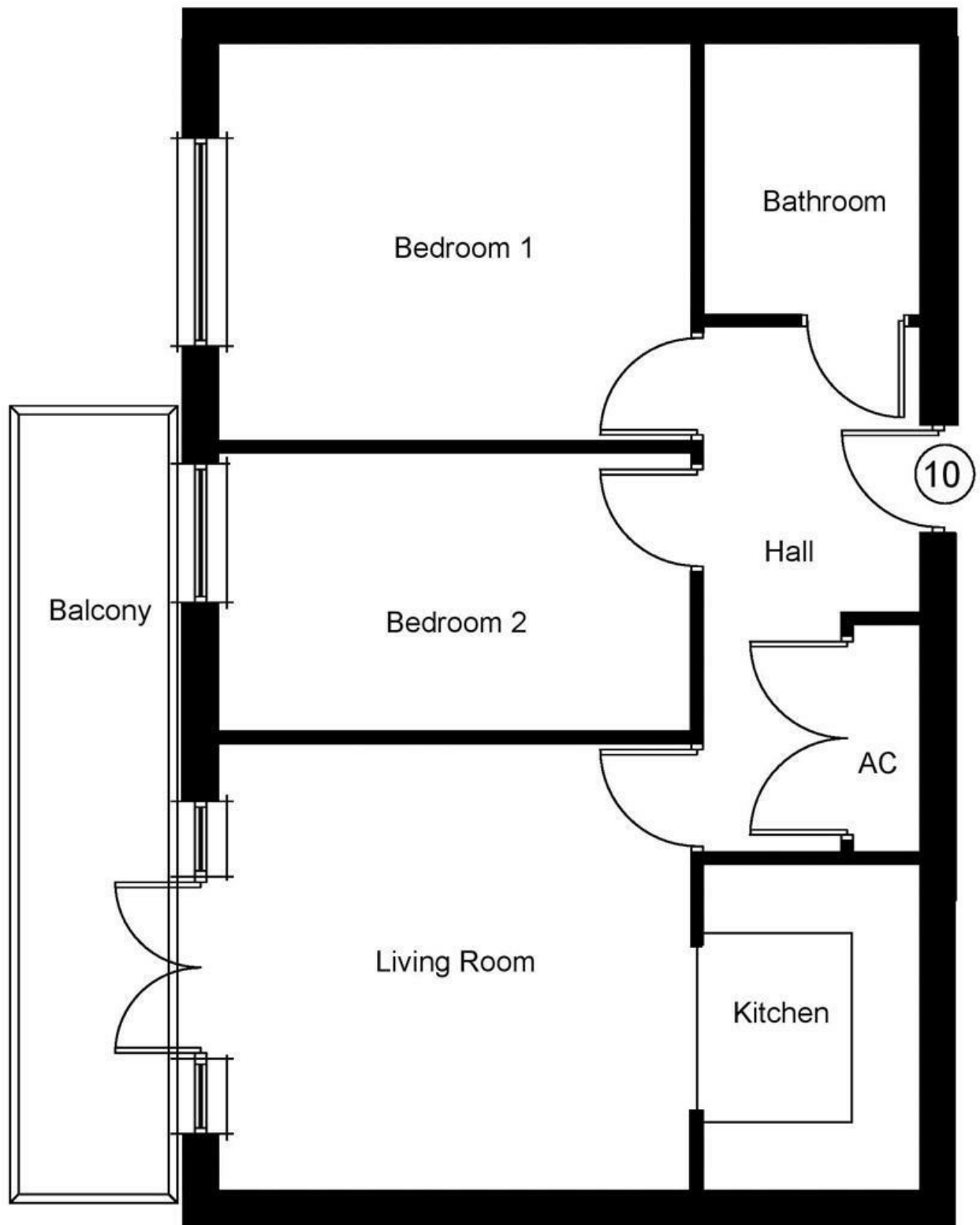
## Maintenance Charge

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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			
<b>England &amp; Wales</b>	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>			
(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			
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These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.