

SCOTT &  
STAPLETON

SAVANNAH HEIGHTS  
Leigh-On-Sea, SS9 1LT  
Guide Price £180,000







## **SAVANNAH HEIGHTS**

**£180,000**

LEIGH-ON-SEA, SS9 1LT

**\*\*\* GUIDE PRICE £180,000 - £190,000 \*\*\*** Scott & Stapleton are privileged with instructions to offer for sale this top floor retirement flat within this highly regarded development overlooking the delightful communal gardens.

This super property is available for over 60's only and is completely self contained with 2 good size bedrooms, spacious lounge open plan to a luxury fitted kitchen & modern fitted shower room.

The development has an abundance of communal facilities including a welcoming lounge, on site manager, laundry room, well tended gardens, parking and a guest suite for visitors.

Located in a convenient location close to bus stops, yards from Chalkwell Park and close to local shops the property is in the heart of a bustling community.

Offered with vacant possession & no onward chain an early internal inspection is strongly advised.







Accommodation comprises

Communal entrance door leading to communal entrance hall with stairs & lift to all floor. Personal entrance door leading to entrance hall.

Entrance hall

Electric heater, large built in cupboard housing hot water tank, intercom unit, care line system, coved ceiling. Panelled doors to all rooms.

Lounge/dining area

5.1 x 3.2 (16'8" x 10'5")

Two UPVC double glazed windows to rear overlooking the communal gardens. Feature stone fireplace with inset electric fire, 2 electric heaters, coved ceiling. Open plan to kitchen area.

Kitchen area

2.4 x 2.1 (7'10" x 6'10")

Shaker style units to base & eye level, integrated stainless steel electric oven, separate electric hob & extractor fan, space for fridge/freezer & washing machine or dishwasher. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, coved ceiling with ceiling spotlights.

Bedroom 1

3.6 x 3.8 max (11'9" x 12'5" max)

Two UPVC double glazed windows to rear. Electric heater, coved ceiling.

Bedroom 2

3.1 x 2.7 (10'2" x 8'10")

UPVC double glazed window to rear. Electric heater, coved ceiling, loft access.

Shower room

2.1 x 2.4 max (6'10" x 7'10" max)

Luxury suite comprising of large double shower cubicle with

electric shower, low level WC & Pedestal wash hand basin. Fully tiled walls & floor, wall mounted electric heater plus heated towel rail, fitted mirror, wall light with shaver point, coved ceiling, ceiling spotlights, extractor fan.

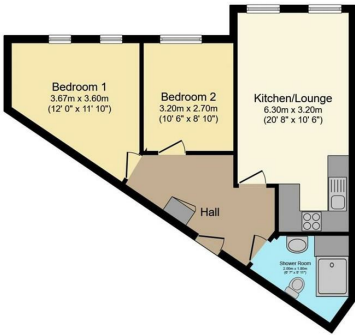
Communal Facilities

The block benefits from the following:

Well tended communal gardens to front & rear, with clothes dryers.  
Secure off street parking available on a first come first serve basis.  
Areas for the charging of mobility scooters.  
An on-site manager, 9am - 1pm, Monday to Friday.  
24 hour emergency careline system.  
A communal lounge available for social gatherings & private hire.  
A communal laundry room with ample washing machines & tumble dryers.  
A guest suite & en suite available for short stays at a small fee.  
Lift service, communal toilets, bin storage.

Lease details

Original 99 year lease from 2001 with approx. 75 years remaining.  
Service charge £4,522.18 per annum which includes.  
Ground rent £257.28 per annum



Total floor area 51.2 m² (551 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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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 |                         |           |
| 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) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |