



STUART THOMAS  
ESTATES



- SPACIOUS FLAT WITH VIEWS TO THE SEA
- DEVELOPMENT STAFFED 24 HOURS A DAY
- WHEELCHAIR FRIENDLY DEVELOPMENT

Flat 36 Alston Court, 15 Crowstone Road, Westcliff-on-Sea, Essex, SS0 8EH Guide Price £182,500

LOOKING TO DOWNSIZE TO RETIREMENT LIVING BUT NOT COMPROMISE? Viewing is essential of this spacious 1 bedroom flat with sea views. The complex is staffed 24 hours a day and both it and the flat are wheelchair friendly. Amenities include an onsite restaurant and weekly housework is included.



## Property Description

### HALL

Entrance into the spacious hallway with a large walk in storage cupboard as well as an additional cupboard housing the hot water tank.

### LOUNGE/DINER

15' 9" x 11' 10" (4.8m x 3.61m) The nice sized lounge/diner has a double glazed window to the side with views towards the sea. Feature fireplace with electric fire and mahogany mantle and marble hearth and back. Radiator. Door to kitchen.

### KITCHEN

10' 1" x 7' 10" (3.07m x 2.39m) The kitchen comprises of a range of light grey eye and base level units with rolled top work surface over and one and a half bowl stainless steel sink. Splash back tiling. Integrated electric eye level oven. Electric hob with extractor fan over. Integrated fridge/freezer and integrated washing machine. Space for table. Boiler concealed in cupboard. Wood effect flooring. Radiator. Double glazed window to rear.



### BEDROOM

13' 6" x 10' 7" (4.11m x 3.23m) A good sized double bedroom with large walk in wardrobe. Radiator. Carpet. Double glazed window overlooking the rear garden.

### SHOWER ROOM

8' 2" x 7' 10" (2.49m x 2.39m) Large hand washbasin. Close coupled toilet. Walk in shower with mains shower over. A double cupboard provides plenty of storage. Radiator. Extractor fan. Half tiled to all visible walls. Tiled floor.

### REAR GARDEN



Immaculately maintained communal rear gardens and patio for residents to enjoy.

#### OUTSIDE SPACE

There is residents parking on an unallocated basis. There is also a buggy storage facility and 2 lifts at the front and rear of the development.

#### AGENTS NOTE

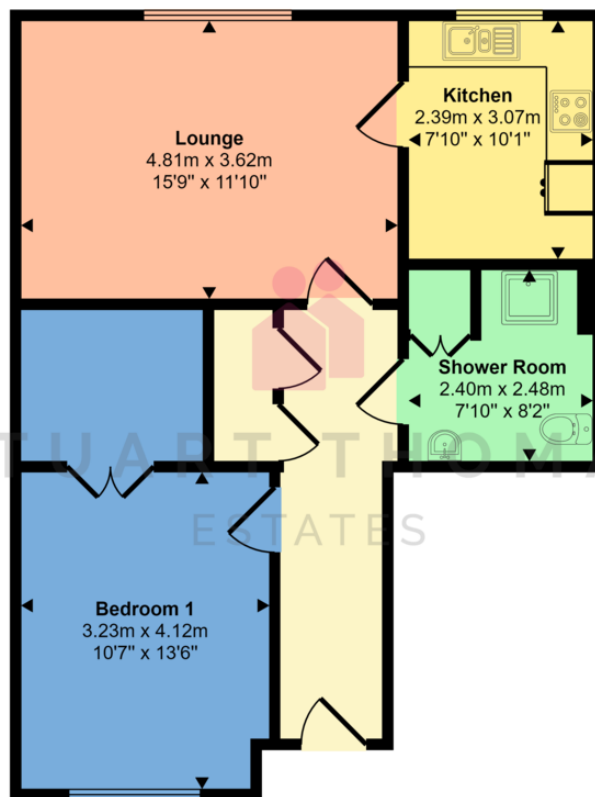
The development is classed as assisted living with staff on site 24 hours a day and emergency pull cords in every room. There is also an on site restaurant for residents use as well as a communal lounge and games room with books to borrow. Various activities are organised throughout the year and there is a chat night and singing night weekly.

#### LEASE LENGTH AND CHARGES

There are 103 years remaining on the lease and the service charge is £589 per month which includes one and a half hours housework or washing and ironing per week. There is no ground rent to pay and you become a member of the management company.

NB In accordance with the Estate Agents act 1979 we must inform any prospective purchaser that the vendor of this property is employed by Stuart Thomas Estates.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		