



Alston Court, 15 Crowstone Road, Westcliff-On-Sea, Essex, SS0 8EH
2 bedroom first floor flat / £235,000 / t. 01702 555888

amos

Situated within one of the area's most desirable retirement developments, this spacious **two-bedroom** first-floor apartment enjoys an attractive outlook over the beautifully maintained communal gardens.

The well-presented accommodation comprises a generous lounge/diner, well-proportioned kitchen, two good-sized bedrooms and a modern three-piece shower room. Residents also benefit from a wealth of excellent communal facilities, including beautifully landscaped gardens, a communal lounge with restaurant facility, hobbies room, lift serving all floors, residents car park and the assistance of an on-site House Manager.

Tucked away in the ever-popular Crowstone Road, Westcliff-on-Sea, the property is conveniently positioned for a range of local shops, amenities and bus routes, whilst the seafront and nearby parks are also within easy reach. Offered with no onward chain, an internal inspection is highly recommended.

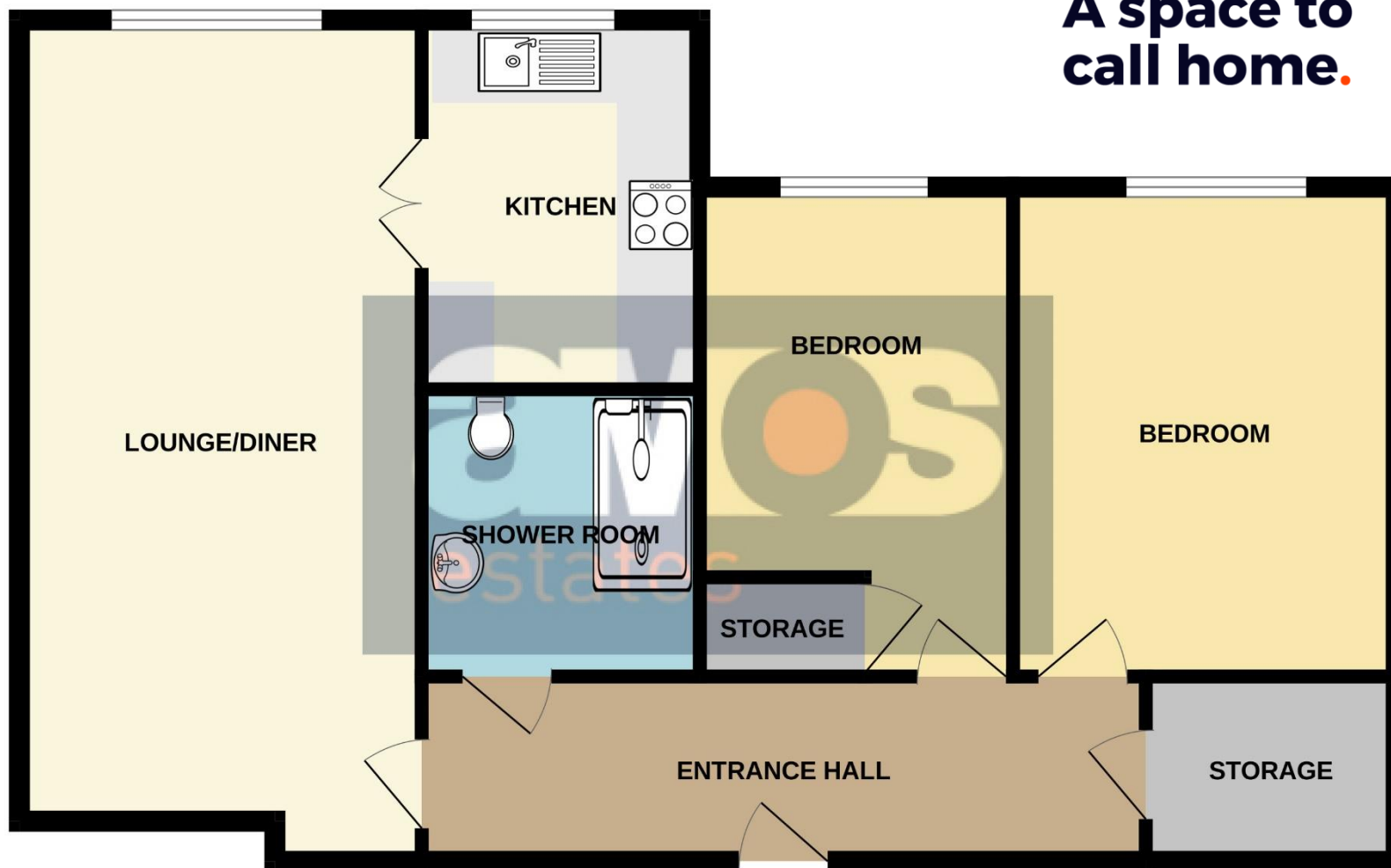
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Highlights

- \\ **Spacious Two Bedroom First Floor Retirement Apartment For Over 60's**
- \\ **Large Lounge/Diner**
- \\ **Good Size Kitchen**
- \\ **Generous Size Bedrooms**
- \\ **Three Piece Shower Suite**
- \\ **Ample Storage**
- \\ **24 Hour Careline System**
- \\ **Beautiful Communal Gardens**
- \\ **Residents Car Park**
- \\ **Communal Lounge, Hobby Room & Restaurant Facility**
- \\ **On-Site House Manager**
- \\ **Lift To All Floors**
- \\ **Sought After Complex**
- \\ **Convenient Location**
- \\ **No Onward Chain**
- \\ **EPC – TBC**
- \\ **Council Tax Band - D**





Communal entrance door opening to communal hallway with stairs and lift to first floor, private entrance door to entrance hall.

Entrance Hall 20'4 x 5'3

Fitted carpet, radiator, power points, coved ceiling, 24-hour careline pull cord, large storage cupboard with power, light and shelving, also housing consumer unit, doors to accommodation off.

Lounge Diner 21'10 x 11'4

Fitted carpet, two radiators, 24-hour careline pull cord, uPVC double glazed window to rear overlooking communal gardens, coved ceiling, wall light points, power points, TV point, double doors to kitchen.

Kitchen 10'7 x 8'

Double bowl sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring induction hob above and extractor over, integrated fridge freezer, cupboard housing Viessmann boiler, uPVC double glazed window to rear, tiled splashbacks, power points, wood effect flooring.

Bedroom One 13'9 x 10'10

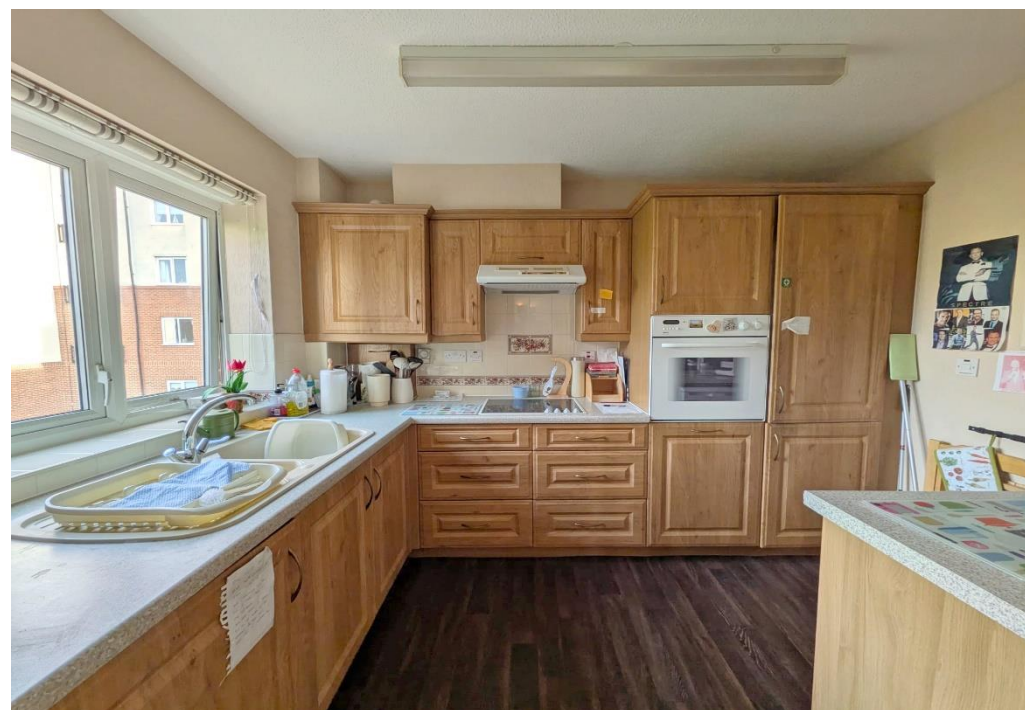
uPVC double glazed window to rear overlooking communal gardens, fitted carpet, radiator, power points, 24-hour careline pull cord, ample fitted wardrobes, bedside units and dresser units, coved ceiling. Personal door to and from garden, double glazed window to rear, up and over door to front.

Bedroom Two 13'8 x 8'10

uPVC double glazed window to rear overlooking communal gardens, fitted carpet, radiator, power points, coved ceiling, 24-hour careline pull cord, storage cupboard with shelving.

Shower Room 8'0 x 7'11

Three piece suite comprising large shower cubicle with shower over, push button WC, vanity wash basin with chrome mixer tap and storage below, partly tiled walls, extractor, shaver point, 24-hour careline pull cord, heated towel radiator.



Communal Gardens \

Landscaped communal gardens which have blocked paved paths and well established flowers and shrubs, with seating areas and large lawn spaces.

Services \

Duty manager on site 24/7. Emergency callouts between 10.00pm and 8.00am. Weekly one and a half hour service clean within apartment or laundry wash and dry and up to 45 minutes ironing. Restaurant facility offering a two course lunch every day. Family and friends welcome. Handyman. Laundry service.

Facilities \

Lift access to all levels, lounge, dining room, guest suite, hobbies room.

Lease Info \

125 years from 1 November 2000.





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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Digital Markets, Competition and Consumers Act 2024.

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