



# FOR SALE

## St. Hildas Mews, Imperial Avenue, Chalkwell SS0 8FL

£315,000 Leasehold Council Tax Band - B

- First Floor Apartment
- One Bedroom
- Chalkwell Hall Estate
- Open Plan Lounge Kitchen
- Contemporary Bathroom
- Modern Decor Throughout
- One Allocated Parking Space
- Convenient for Rail Station
- Quiet Tree Lined Avenue
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Stylish one bedroom apartment located on the first floor of this beautifully refurbished character building offered with no onward chain. Luxury bespoke fittings throughout including modern open plan kitchen with integrated appliances and ceramic tiled three piece bathroom. This property benefits from an allocated parking space in the residents car park to the rear.

Set in a quiet tree-lined avenue, St. Hilda's comprises four spacious townhouses and fourteen stylish apartments in a prestigious and sought-after Chalkwell location. Perfectly positioned for work and play with Chalkwell station, Chalkwell Park, seafront and amenities within walking distance.

### Entrance

Attractive communal entrance with secure Entryphone/fob system. Stairs to first floor with beautiful stained glass window to side and front door into apartment. Hallway with solid wooden floor, inset spotlighting, storage cupboard and doors to all rooms.

Intercoms, personal key fob entry system  
Separate metering for gas, water and electric for each apartment  
Traditional designed fire rated doors to apartments  
10 year BLP warranty

### Open Plan Lounge Kitchen

Open plan living and kitchen to the rear aspect with dual aspect double glazed windows, inset spotlighting and solid wooden floor. Contemporary Leicht kitchen designed by Kube with soft closing cabinetry and drawer units, quartz worksurfaces, Blanco sink and tap and integrated appliances including dishwasher, multi-function oven, hob with extractor hood, fridge freezer and washer/dryer.

### Bedroom

Double bedroom with double glazed window to the side aspect and twist pile fitted carpet.

### Bathroom

Contemporary three piece white suite comprising wall hung WC, vanity wash hand basin and bath with mixer shower and glazed screen. Full ceramic tiling, double glazed obscure window, bespoke taps and fittings and chrome heated towel rail.

### Parking

One allocated parking space in the residents car park to rear.

### Tenure

Lease - 125 years from 2018 - 120 remaining  
Service Charge - £1,980 per annum  
Ground Rent £350 per annum

### St Hilda's Mews Specifications

Aluminium/double glazed windows  
Smoke and carbon monoxide detection to apartments  
Heat detection to kitchens  
Gas central heating supplied to all apartments  
Allocated off street parking  
Cycle store area  
Communal planted front garden



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		77	77
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

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