



FOR SALE

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

Offers Over £275,000 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.

appointmoor

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 - 116 years remaining
Service Charge - £1992.30 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





ST. HILDA'S
~ CHALKWELL ~



Apartments 6 - 10 St Hilda's, 5 St Hilda's Mews,
Westcliff on Sea, Essex SS0 8FL

AREA	METRIC	IMPERIAL
No. 6		
Living Kitchen Dining	5.95 x 3.76	19' 6" x 12' 4"
Bedroom 1	4.34 x 3.80	13' 7" x 12' 5"
Bedroom 2	2.58 x 3.78	8' 6" x 11' 1"
Total	68 sqm	734 sq ft
No. 7		
Living Kitchen Dining	4.86 x 4.59	16' 0" x 15' 0"
Bedroom	3.49 x 3.89	11' 6" x 12' 10"
Total	59 sqm	633 sq ft
No. 8		
Living Kitchen Dining	5.90 x 4.61	19' 5" x 15' 2"
Bedroom 1	4.23 x 3.85	13' 11" x 12' 8"
Bedroom 2	3.66 x 4.01	12' 0" x 13' 2"
Total	81 sqm	874 sq ft
No. 9		
Living Kitchen Dining	5.34 x 6.01	17' 6" x 19' 9"
Bedroom 1	3.88 x 4.15	12' 9" x 13' 8"
Bedroom 2	3.74 x 3.36	12' 4" x 11' 0"
Total	73 sqm	783 sq ft
No. 10		
Living Kitchen Dining	4.61 x 6.92	15' 2" x 22' 9"
Bedroom 1	3.06 x 3.91	10' 1" x 12' 10"
Bedroom 2	2.74 x 3.43	9' 0" x 11' 3"
Total	77 sqm	833 sq ft



The plans and measurements shown are for general guidance only and are subject to change.
Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty June 2016.

FIRST FLOOR

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor