



# FOR SALE

## Osbourne House, Imperial Avenue, Westcliff-On-Sea SS0 8NQ

Offers In The Region Of £265,000 Leasehold Council Tax Band - C

- First Floor Apartment
- Modern Well-Kept Building
- Two Bedrooms
- South Facing Lounge with Private Balcony
- Fitted Kitchen
- Bathroom & En-Suite
- Residents Car Parking & Garden
- Passenger Lift
- Short Walk To Chalkwell Station & Park
- No Onward Chain

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

**appointmoor**

## Description

Superb two bedroom first floor apartment in a quiet residential area of Chalkwell offered with no onward chain. The apartment has a spacious lounge diner to the front aspect with a private south facing balcony, separate kitchen, two bedrooms with en-suite to bedroom one, and a three piece bathroom. Osbourne House is a well-kept apartment building with secure entry

system, lift and stairs to all floors, communal garden and residents car parking. Located on Imperial Avenue, this property is a short walk from the rail station, park and amenities. Viewing advised.

### Entrance

Communal entrance to the side with Entryphone system, lift and stairs to all floors. This apartment is located on the first floor. Front door into hallway with fitted carpet, coving, spotlights, electric heater and storage cupboard housing water cylinder.

### Lounge Diner

Lounge diner to the front aspect with double glazed window and doors out to the private south facing balcony. Fitted carpet, coving, electric heater, ceiling and wall lights.

### Kitchen

Kitchen with double glazed window to rear, vinyl floor, coving and spotlights. The kitchen has a range of wall and base units with rolled edge work surface, tiled splash backs and inset sink with mixer tap. Integrated oven with hob and extractor and space for appliances.

### Bedroom 1

Bedroom with fitted carpet, double glazed window, coving and electric heater. door to ensuite.

### En-Suite

Three piece white suite comprising WC, vanity wash hand basin and shower cubicle. Fully tiled with spotlights and extractor fan.

### Bedroom 2

Bedroom with fitted carpet, coving and double glazed window.

### Bathroom

Three piece white suite comprising WC, wash hand basin and corner bath with shower attachment. Fully tiled, spotlights, coving and extractor fan.

### Parking & Communal Garden

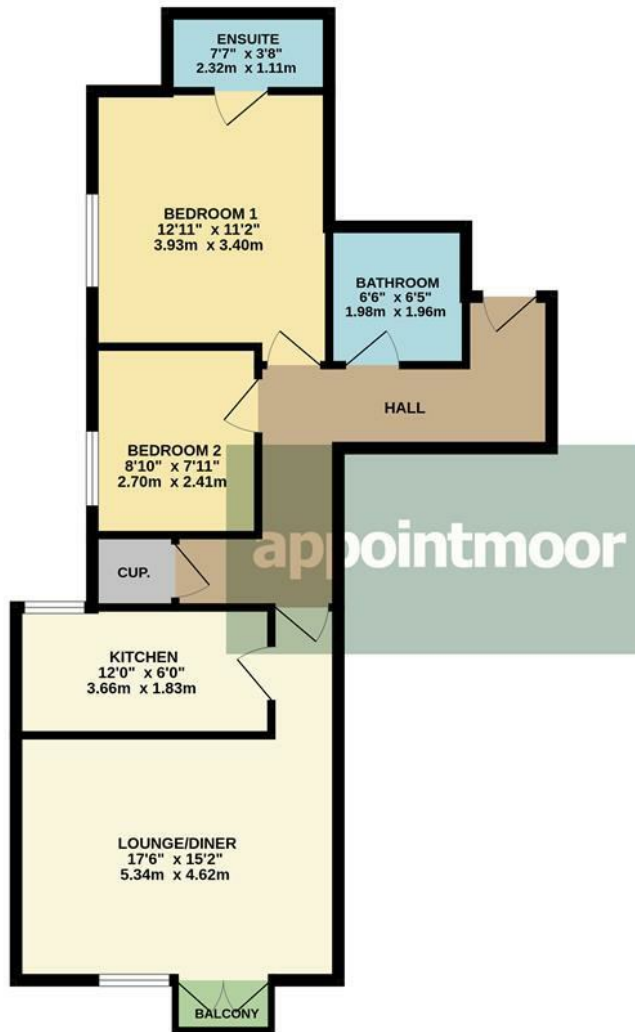
Residents private car parking to rear of building. Pleasant and well kept communal gardens.

### Tenure

Leasehold - 125 years from 1992 - 94 years remaining  
Service charge - £1,400 per annum



FIRST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

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.  
Made with Metropix 62023



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	77	81





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	65	69

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

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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