



FOR SALE

Imperial Avenue, Chalkwell SS0 8FL

Offers In Excess Of £400,000 Leasehold Council Tax Band - C

- Ground Floor Two Bedroom Apartment
- Private Rear Garden
- Modern Design Throughout
- 119 Years Remaining On The Lease
- Allocated Parking For One Vehicle
- Two Double Bedrooms
- Underfloor Heating Throughout Bathrooms
- Fitted Kitchen With Integrated Appliances
- Large Lounge/Kitchen Area
- Close To Local Amenities

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

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Description

Introducing St Hilda's Mews, situated in a quiet tree lined avenue this stunning ground floor two bedroom apartment is a must see if you are looking for a home where no work is needed. Consisting of two large double bedrooms, a large kitchen/lounge area with bi-folds leading out to your private rear garden and two modern bathrooms with underfloor heating throughout.

Built in 2018, this home offers integrated 'SIEMENS' appliances throughout your kitchen, communal front gardens and a well maintained communal entrance. Located along Imperial Avenue, you are situated within a quiet area just a short distance to Chalkwell beach and station. You have the added benefit of local amenities nearby with all your needs within a short walk away.

Entrance Hall

Wooden door to entrance, video phone entry system, wooden flooring, spotlight lighting.

Hallway

Wooden flooring, storage cupboard, spotlight lighting.

Lounge/Kitchen

Wooden flooring, radiators, double glazed windows to side aspect, double glazed bi-fold doors to rear aspect, base & wall units, quartz work surfaces incorporating stainless steel sink, integrated fridge/freezer, 4 point 'SIEMENS' induction hob with extractor over, integrated 'SIEMENS' oven, integrated 'SIEMENS' grill/microwave, integrated dishwasher, integrated washer/dryer, large larder storage cupboard, spotlight lighting.

Bedroom 1

Carpet flooring, radiator, double glazed window to rear aspect, double glazed window to side aspect, pendant lighting.

En-Suite

Tiled flooring with underfloor heating, heated towel rail, double glazed obscure window to side aspect, tiled walls, shower cubicle, hand basin with storage under, W/C, extractor, spotlight lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to side aspect, pendant lighting.

Bathroom

Tiled flooring with underfloor heating, heated towel rail, double glazed obscure window to side aspect, tiled walls, bath with shower system over, hand basin with storage under, W/C, extractor, spotlight lighting.

Rear Garden

Laid lawn, paved patio area, shrubs and flower beds, accessible water hose, electric power point.

Front Of Property & Parking

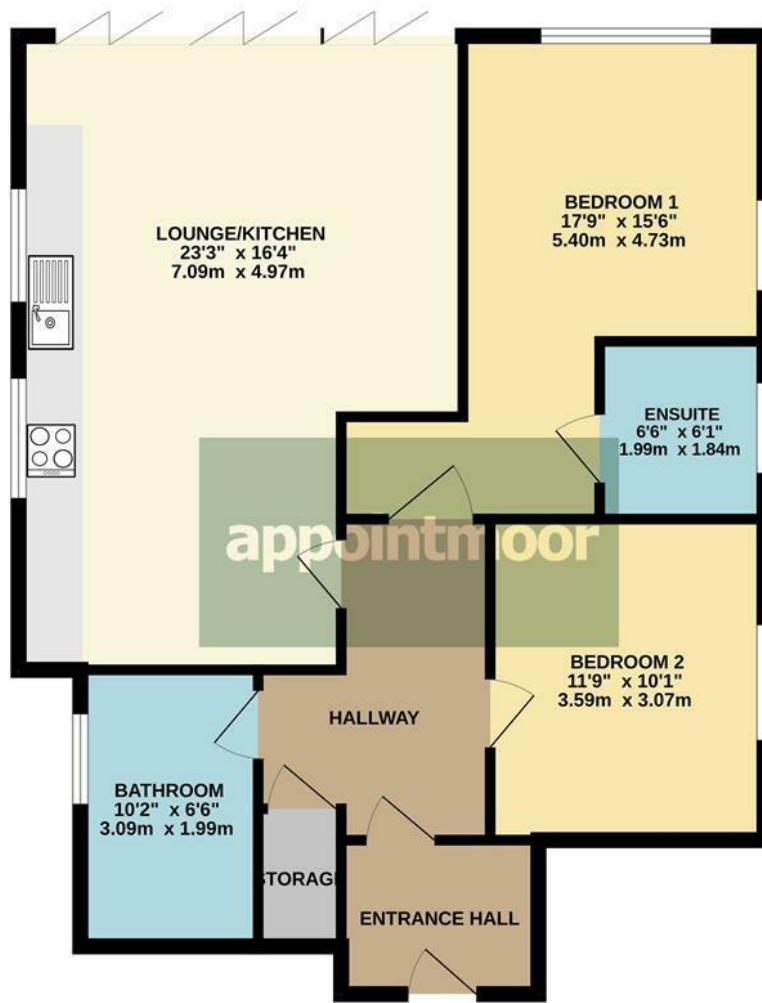
Communal entrance, allocated parking space for one vehicle.

Tenure

116 years remaining on the lease.
£2309.26 service charge per annum
£350 ground rent per annum.



GROUND FLOOR
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 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 62024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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 (CO ₂) 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		

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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