



# FOR SALE

## Palmeira Avenue, Westcliff-On-Sea SS0 7RP

£475,000 Share of Freehold Council Tax Band - D

- Beautiful Character Property
- First Floor Apartment
- Lift Access to Private Lobby
- Two Double Bedrooms
- Private Front & Rear Balconies
- Large Lounge & Separate Kitchen Diner
- Contemporary Bathroom & En-Suite
- Off Street Parking & Communal Garden
- Share of Freehold
- Moments from Seafront, Rail Station & Amenities

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

**appointmoor**

## Description

Set on the first floor of this beautiful period property, this two double bedroom apartment offers spacious living throughout with two private balconies and views across the Estuary. Lift access directly to the private first floor lobby. The apartment offers a large lounge, contemporary kitchen diner with door to front facing balcony, two double bedrooms - one with en-suite and

one with rear balcony, and modern bathroom suite. Benefitting from an allocated parking space to front, access to the well-kept communal garden to rear and a share of the freehold.

### Entrance

Well kept communal entrance with secure Entryphone system and solid oak floor. Lift access with key directly to the private first floor lobby area. Hardwood front door into entrance hallway with radiator, coving, large storage cupboard and doors to all rooms.

### Lounge

Spacious lounge to the front aspect with bay sash window, fitted carpet, fitted shelving, coving, ceiling rose and radiator. Feature fireplace with stone hearth, wooden mantle and inset gas fire.

### Kitchen Diner & Balcony

Kitchen diner to the front aspect with double glazed door leading out to the west facing balcony offering views across the Estuary. Further sash window to front aspect, three radiators, wood effect flooring, coving, inset spotlighting and decorative pendant lighting. The fitted kitchen has fitted shelving storage, a range of base units with granite work surface, glass splash backs and stainless steel sink with mixer tap. Integrated oven with hob and extractor hood, washing machine, and space for fridge freezer.

### Bedroom 1

Bedroom to the rear aspect with double glazed window, fitted carpet, radiator and coving. Door to en-suite.

### En-Suite

Contemporary three piece suite comprising WC, vanity wash hand basin and large shower with glass shower screen. Chrome heated towel rail, wood effect flooring, tiled walls, inset spotlighting and extractor fan.

### Bedroom 2 & Balcony

Bedroom to the rear aspect with fitted carpet, fitted wardrobes, coving and radiator. Full length double glazed sliding patio door out to the private covered rear balcony.

### Bathroom

Modern four piece suite comprising WC, panel bath with shower attachment and dual bowl wash hand basins with vanity mirrors and lighting. Chrome heated towel rail, fitted storage, wood effect flooring, tiled walls and extractor fan.

### Communal Garden

Communal garden to the rear aspect with large patio, lawn and mature shrubbery.

### Parking

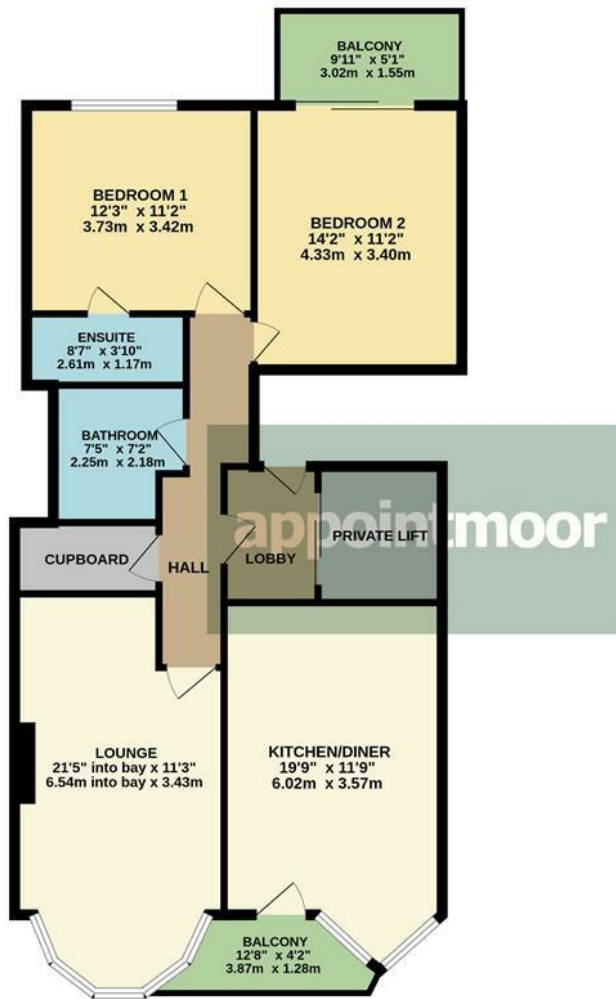
One allocated off street parking space to front.

### Tenure

Share of freehold  
Service Charge - £1,172 per 6 months (includes building insurance)  
No Ground Rent



FIRST FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 1048sq.ft. (97.4 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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>

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	

**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**

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