



FOR SALE

Palmeira Avenue, Westcliff-On-Sea SS0 7RP

Guide Price £425,000 Share of Freehold Council Tax Band - D

- *GUIDE PRICE £450,000 - £475,000*
- 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.

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Description

Guide Price £425,000 - £450,000Set 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

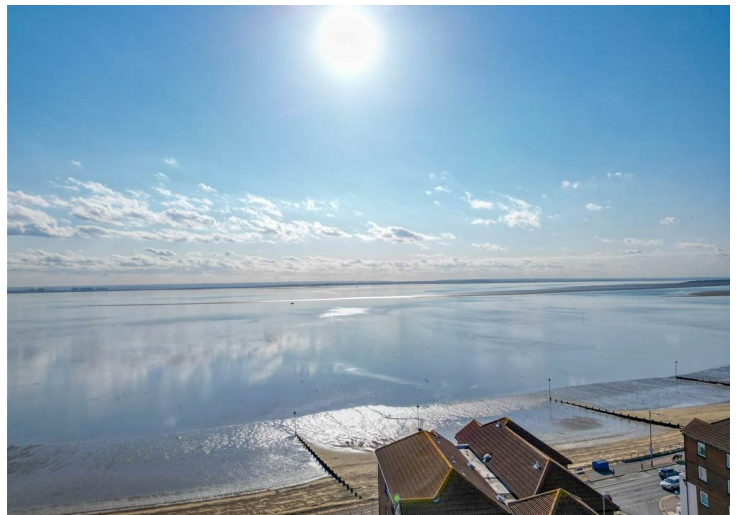
Communal garden to the rear aspect with large patio, lawn and mature shrubbery.

Parking

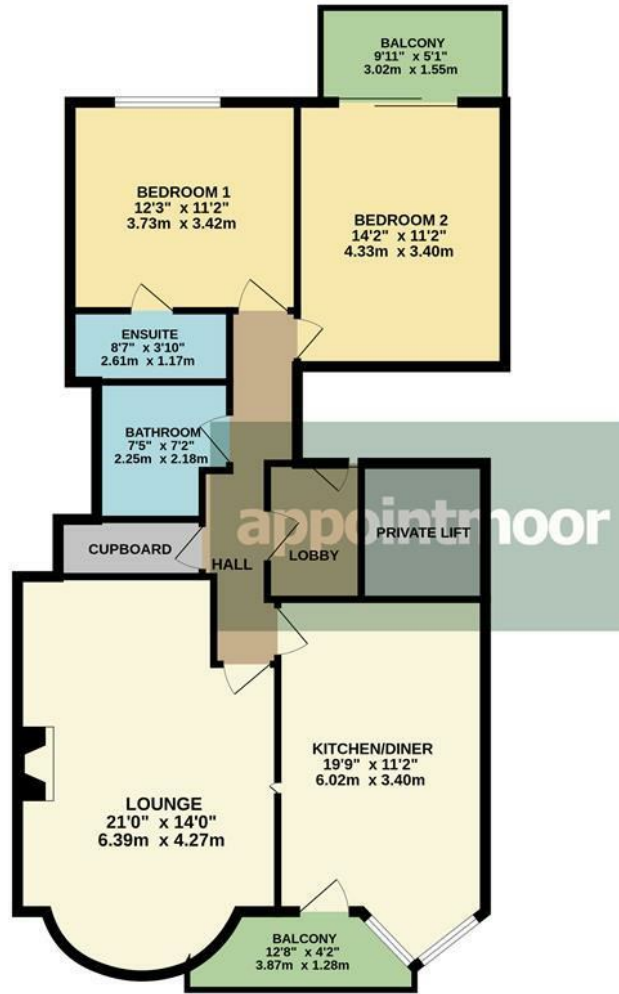
One allocated off street parking space to front.

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: 1048 sq.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 62024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(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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