

FOR SALE

Imperial Avenue, Chalkwell SSO 8FL

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

- First Floor Two Bedroom Apartment
- Two Double Bedrooms
- Luxury Fitted Kitchen With Integrated Appliances
- Allocated Parking Space
- Sought After Development
- Walking Distance To Seafront
- Short Walk To Chalkwell And Westcliff Station
- Quiet Tree Lined Avenue
- Chalkwell Hall Estate
- Close To Chalkwell Park



Description

Welcome to Imperial Avenue, a charming location in the Chalkwell Hall Estate! This first-floor apartment offers a delightful living space with one large reception room, two double bedrooms, and two bathrooms, perfect for a small family or professionals looking for a comfortable home.

Originally the St. Hildas School, this property has a unique historical charm that adds character to the living space. The luxury kitchen with integrated appliances is a standout

feature, making cooking and entertaining a joy.

Conveniently located in Chalkwell, this apartment is just a stone's throw away from the picturesque Chalkwell seafront and station, offering easy access to transportation and leisurely strolls by the sea.

With parking available for one vehicle, you can enjoy the convenience of having your own designated space. Don't miss out on the opportunity to make this first-floor two-bedroom apartment your new home in this sought-after

General

10 year BLP warranty from 2017

Aluminium/double glazed windows & patio doors Smoke and carbon monoxide detection to apartments

Heat detection to kitchens

Gas central heating supplied to all apartments Brushed stainless steel or white light switches, sockets and dimmers

Off street parking (one/two spaces per apartment dependent on allocation)

Cycle store area

Communal planted front garden

Intercoms, personal key fob entry system Separate metering for gas, water and electric for each apartment

Traditional designed fire rated doors to apartments. Modern solid doors to houses

Lounge

Wooden flooring, double glazed window to front aspect, radiator, skirting, coving to ceiling, spotlight lighting.

Kitchen

Contemporary Leicht kitchens designed by Kube with soft closing cabinetry and drawer units Blanco sink and tap Siemens fully integrated dishwasher Siemens multi-function oven Siemens induction hobs or extra wide hob Siemens chimney hood Siemens integrated fridge freezer Siemens washer/dryer Quartz worktops

Bathrooms

Bespoke showers, taps and fittings
Custom drawer vanity units with integrated basins
Walk in showers with full ceramic tiles
Bath with shower mixer
Wall hung WC with soft close seating and dual
flush
Integrated chrome heated towel rails
Shaver points
Seamless ceramic tiling

Floor Finishes

Twist pile carpeting to bedrooms

Solid wood flooring to hall, kitchen and lounge Ceramic tiled floors to bathrooms and ensuites

Audio Visual Lighting

Central satellite system with outlets in lounges and master bedrooms

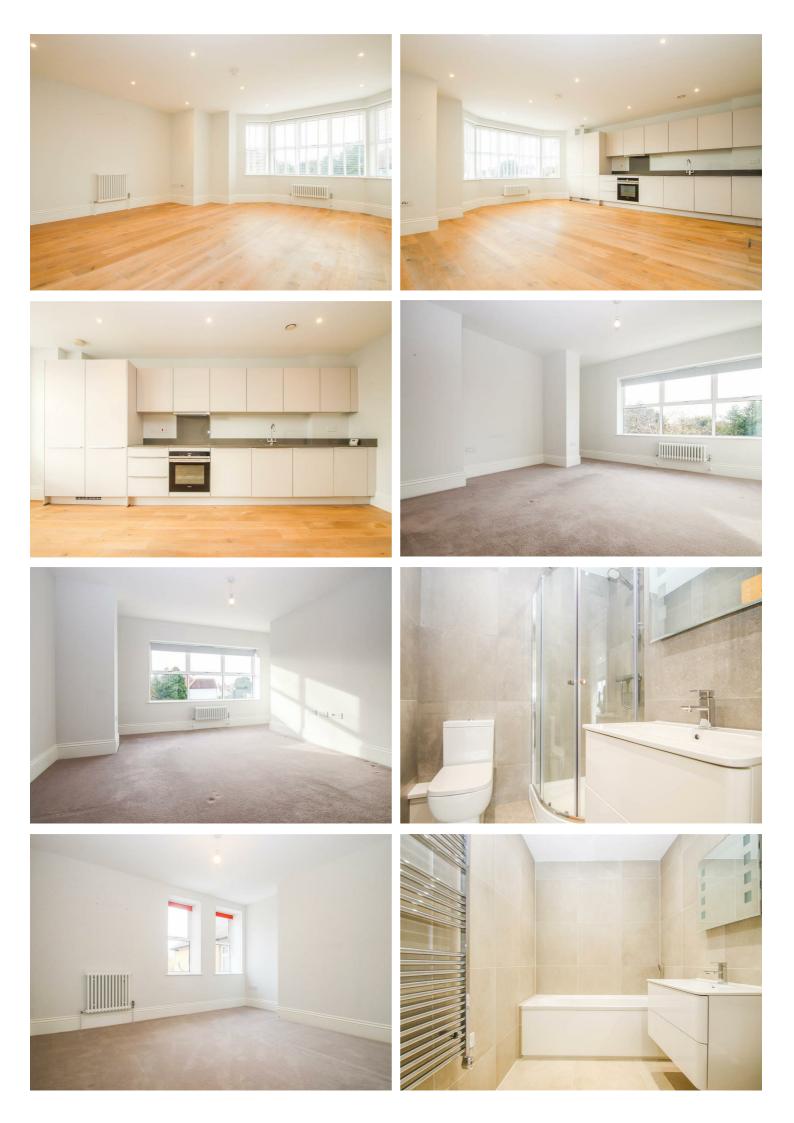
TV points to all bedrooms

Cabling fitted for occupant's AV installation Telephone connections - BT Master with points to lounges and master bedrooms

Full TV/SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels LED downlights to all rooms except bedrooms

Tenure

Around 119 years remaining on the lease. £250 approx ground rent per annum Approve £2,000 service charge per annum







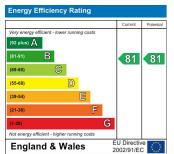
Apartments 6 - 10 St Hilda's, 5 St Hilda's Mews, Westcliff on Sea, Essex SSO 8FL

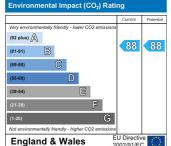
ANTA	METERIC	AMMONIAL
Living Kitchen Dining	5.95 x 3.76	19' 6" x 12' 4"
Bedroom 1	434 × 3.80	B'7" × 12'5"
8edroom 2	2.58 × 3.78	8' 6" A 11' 1"
Total	68 sqm	734 sq ft
Living Kitchen Dining	4.86 × 4.59	16" 0" x 15" 0"
Bedroom	3.49 x 3.89	H 6" × 12'10"
Total	59 aqm	633 sq ft
Living Kitchen Dining Bedroom 1 Bedroom 2	590 x 4.61 4.23 x 3.85 3.66 x 4.01	19'5' × 15'2' 13'11' ± 12'8' 12'0" × 13'2'
Total	81 sqm	874 sq ft
Living Kitchen Dining	534 v 601	176" + 19"9"
Sedroom 1	3.88 x 4.15	17.9" * 17.8"
Bedroom 2	3.74 × 3.36	12'4" x 11'0"
Total	73 sqm	783 sq ft
Dving Kitchen Dining	4.61 + 6.92	15 7 × 27 9'
Bedroom 1	3.06 x 3.91	10'1" × 12'10"
Sedroom 2	2.74 x 3.43	9'0" x 11'3"
Total	77 agm	833 aq ft

The plans and measurements shown are for general guidance only and are subject to change. Dimensions are leased on the longest measurable distance in two directions across sechapece subject to this plage of the spain. Areas are based on the measured perimeter of the spain. All figures are based on dismit information. Although as accurate as possible at the time of publication they cannot see the second of the secon



FIRST FLOOR





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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