



# FOR SALE

## Imperial Avenue, Chalkwell SS0 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

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

**appointmoor**

## 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 area.

### 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







**ST. HILDA'S**  
~ CHALKWELL ~



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

	AREA	METRIC	IMPERIAL
<b>NO-6</b>	Living   Kitchen   Dining	5.95 x 3.76	19' 6" x 12' 4"
	Bedroom 1	4.14 x 3.80	13' 7" x 12' 5"
	Bedroom 2	2.58 x 3.78	8' 6" x 12' 11"
	<b>Total</b>	<b>68 sqm</b>	<b>734 sq ft</b>
<b>NO-7</b>	Living   Kitchen   Dining	4.86 x 4.59	16' 0" x 15' 0"
	Bedroom	3.49 x 3.89	11' 4" x 12' 10"
<b>Total</b>	<b>59 sqm</b>	<b>633 sq ft</b>	
<b>NO-8</b>	Living   Kitchen   Dining	5.90 x 4.61	19' 5" x 15' 2"
	Bedroom 1	4.23 x 3.85	13' 11" x 12' 6"
	Bedroom 2	3.66 x 4.01	12' 0" x 13' 2"
	<b>Total</b>	<b>81 sqm</b>	<b>874 sq ft</b>
<b>NO-9</b>	Living   Kitchen   Dining	5.34 x 4.01	17' 6" x 13' 2"
	Bedroom 1	3.88 x 4.15	12' 9" x 13' 6"
	Bedroom 2	3.74 x 3.36	12' 4" x 11' 0"
	<b>Total</b>	<b>73 sqm</b>	<b>783 sq ft</b>
<b>NO-10</b>	Living   Kitchen   Dining	4.61 x 4.92	15' 2" x 16' 2"
	Bedroom 1	3.06 x 3.91	10' 1" x 12' 10"
	Bedroom 2	2.24 x 3.43	7' 4" x 11' 3"
	<b>Total</b>	<b>77 sqm</b>	<b>833 sq ft</b>



The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on design information, although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty June 2018

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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		

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>		<b>88</b>	<b>88</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.

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