



# FOR SALE

## Imperial Avenue, Westcliff-On-Sea SS0 8FL

Offers In Excess Of £390,000 Leasehold Council Tax Band - B

- Two Bedroom Top Floor Apartment
- Private Balcony
- Two Double Bedrooms
- Spacious Lounge/Diner
- Situated In A Short Distance To Westcliff & Chalkwell Station
- Allocated Parking Space
- Local Amenities Nearby
- Modern Throughout
- Ample Storage Space
- Perfect For First Time Buyer Or Property Investor

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

**appointmoor**

## Description

Welcome to St. Hildas Mews of Westcliff-On-Sea, this delightful second-floor apartment is a gem waiting to be discovered. Boasting a spacious reception room, two cosy bedrooms, and a modern bathroom, this property offers a comfortable and stylish living space spanning 710 sq ft.

Built in 2018, this apartment exudes contemporary elegance and convenience. The highlight of this home is undoubtedly the private balcony, perfect for enjoying a morning coffee or unwinding after a long day. The two double bedrooms provide ample space for relaxation, while the large reception/kitchen area with integrated appliances is ideal for entertaining guests or simply enjoying a quiet night in.

Conveniently located near Westcliff and Chalkwell station, commuting is a breeze for residents of this apartment. Additionally, the allocated parking space ensures that you never have to worry about finding a spot for your vehicle after a long day.

Don't miss the opportunity to make this two-bedroom top floor apartment your own - a perfect blend of comfort, style, and convenience in a sought-after location.

### Entrance

Solid wooden door to entrance, wooden flooring, radiator, phone entry system, double glazed window to side aspect, storage cupboard, spotlight lighting.

### Lounge/Kitchen

Wooden flooring, radiator, double glazed windows to side aspect, double glazed windows to rear aspect, double glazed sliding doors to balcony, spotlight lighting.

Kitchen - base and wall units, rolltop worksurface incorporating sink & drainer, 4 point induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated oven, spotlight lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed vaulted skylight, spotlight lighting.

### Bathroom

Tiled flooring with underfloor heating, heated towel rail, double glazed vaulted skylight, tiled walls, bath, shower cubicle, hand basin, W/C, spotlight lighting.

### Bedroom 2

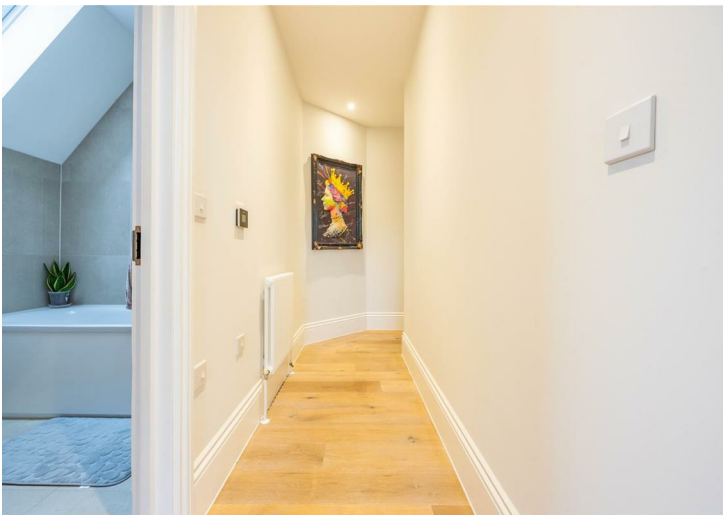
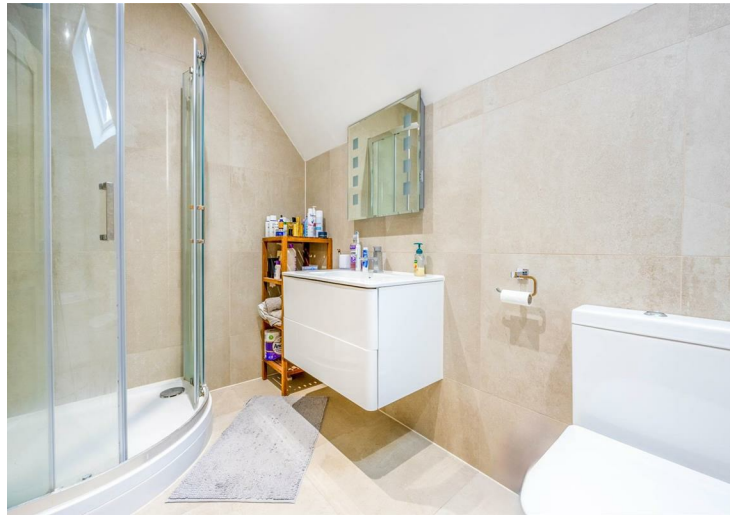
Carpet flooring, radiator, double glazed window to side aspect, spotlight lighting.

### Balcony

Private decked balcony area.

### Tenure

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



FLOOR PLANS

## Apartments No. 11 – 14

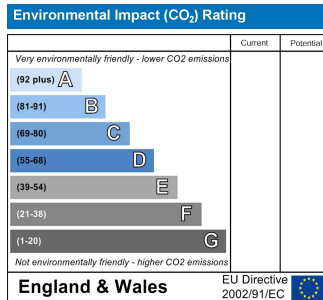
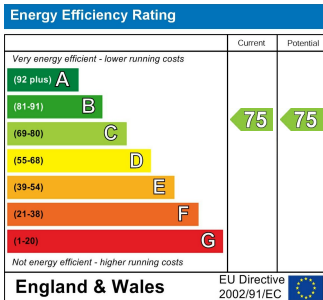
One, two and three bedroom second floor apartments. All apartments have timber-decked balconies providing south-facing views. Combined living/dining/kitchen area provides airy open plan living. Two parking spaces per apartment for nos 11 & 12; one parking space each for nos 13 & 14.

### SECOND FLOOR

|              | AREA                      | METRIC                  | IMPERIAL          |
|--------------|---------------------------|-------------------------|-------------------|
| <b>No.11</b> | Living   Kitchen   Dining | 7.09 x 5.08             | 23' 3" x 16' 8"   |
|              | Bedroom 1                 | 3.90 x 4.53             | 12' 10" x 14' 11" |
|              | Bedroom 2                 | 4.28 x 3.30             | 14' 1" x 10' 10"  |
|              | Bedroom 3                 | 3.99 x 2.92             | 13' 1" x 9' 7"    |
|              | Terrace                   | 5.43 x 0.95             | 17' 10" x 3' 2"   |
|              | <b>Total (Internal)</b>   | <b>104 sqm</b>          | <b>1115 sq ft</b> |
|              | <b>Total (External)</b>   | <b>14 sqm</b>           | <b>155 sq ft</b>  |
| <b>No.12</b> | Living   Kitchen   Dining | 5.84 x 5.43             | 19' 2" x 17' 10"  |
|              | Bedroom 1                 | 4.00 x 5.35             | 13' 2" x 17' 7"   |
|              | Bedroom 2                 | 3.89 x 4.85             | 12' 10" x 15' 11" |
|              | Terrace 1                 | 3.50 x 1.50             | 11' 6" x 4' 11"   |
|              | Terrace 2                 | 3.40 x 0.95             | 11' 2" x 3' 2"    |
|              | <b>Total (Internal)</b>   | <b>87 sqm</b>           | <b>937 sq ft</b>  |
|              | <b>Total (External)</b>   | <b>11 sqm</b>           | <b>116 sq ft</b>  |
| <b>No.13</b> | Living   Kitchen   Dining | 6.00 x 4.83             | 19' 7" x 15' 8"   |
|              | Bedroom 1                 | 3.63 x 4.80             | 11' 9" x 15' 7"   |
|              | Bedroom 2                 | 3.76 x 4.00             | 12' 3" x 13' 1"   |
|              | Terrace 1                 | 3.20 x 1.05             | 10' 5" x 3' 4"    |
|              | Terrace 2                 | 3.40 x 1.30             | 11' 2" x 3' 6"    |
|              | <b>Total (Internal)</b>   | <b>73 sqm</b>           | <b>786 sq ft</b>  |
|              | <b>Total (External)</b>   | <b>6 sqm</b>            | <b>65 sq ft</b>   |
| <b>No.14</b> | Living   Kitchen   Dining | 6.18 x 4.10             | 20' 3" x 13' 5"   |
|              | Bedroom 1                 | 3.18 x 2.90             | 10' 4" x 9' 5"    |
|              | Bedroom 2 (largest point) | 4.01 x 3.50             | 13' 2" x 11' 4"   |
|              | Terrace                   | 6.18 x 0.90             | 20' 3" x 2' 10"   |
|              |                           | <b>Total (Internal)</b> | <b>66 sqm</b>     |
|              | <b>Total (External)</b>   | <b>5 sqm</b>            | <b>54 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 the direction 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 drawn 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, July 2019.

Front Elevation – Second 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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