



FOR SALE

Imperial Avenue, Westcliff-On-Sea SS0 8FL

Offers Over £365,000 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.

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Description

DO YOU NEED TO BE NEAR A TRAIN STATION?

Conveniently located near Westcliff and Chalkwell Stations is this delightful second-floor apartment boasting a spacious reception room, two bedrooms, and a modern bathroom, this property offers a comfortable and stylish living space spanning 710 sq ft.

Built in 2018, 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.

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

20'3" x 13'5" (6.18 x 4.10)

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

10'5" x 9'6" (3.18 x 2.90)

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

13'1" x 11'5" (4.01 x 3.50)

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

Balcony

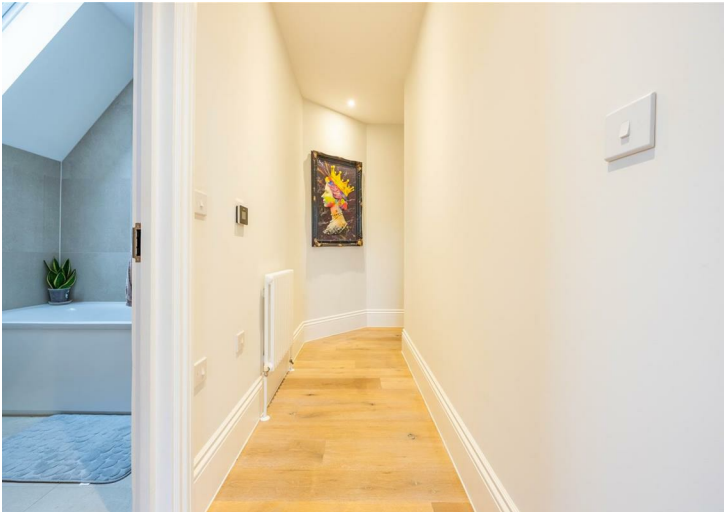
Private decked balcony area.

Tenure

Around 116 years remaining on the lease.

£350 ground rent per annum

£1992.30 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
No. 11		
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"
Total (Internal)	104 sqm	1115 sq ft
Total (External)	14 sqm	155 sq ft
No. 12		
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"
Bedroom 3	3.50 x 1.50	11' 6" x 4' 11"
Terrace 1	3.40 x 0.95	11' 2" x 3' 2"
Terrace 2	2.13 x 1.13	7' 0" x 3' 9"
Total (Internal)	87 sqm	937 sq ft
Total (External)	11 sqm	116 sq ft
No. 13		
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"
Total (Internal)	73 sqm	786 sq ft
Total (External)	6 sqm	65 sq ft
No. 14		
Living Kitchen Dining	6.18 x 4.30	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"
Total (Internal)	66 sqm	710 sq ft
Total (External)	5 sqm	54 sq ft

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 2017.

Front Elevation – Second Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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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