



FOR SALE

Kings Road, Chalkwell SS0 8BH

£325,000 Leasehold - Share of Freehold Council Tax Band - D 728.00 sq ft

- Two Bedroom Ground Floor Apartment
- Fitted Kitchen With Space For Appliances
- Allocated Parking Space and Garage
- 154 Years Remaining On Lease
- Chalkwell Hall Estate Location
- Walking Distance To Chalkwell Station
- Well Maintained Communal Garden
- Short Walk To Leigh Broadway
- Two Double Bedrooms
- Perfect For First Time Buyer Or If You Are Looking To Downsize

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

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Description

On the charming Kings Road in Chalkwell, this delightful ground floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 728 square feet, the property features two generously sized bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious living environment.

Upon entering, you are welcomed into a bright and airy lounge/diner area, which is perfect for both relaxation and entertaining. The space is enhanced by a lovely Juliette balcony, allowing natural light to flood in and providing a pleasant view of the surroundings. The fitted kitchen is well-equipped, offering functionality for all your culinary needs.

The apartment also boasts a well-appointed bathroom, ensuring that all essential amenities are readily available. Additionally, the property includes allocated parking for one vehicle, a valuable feature in this sought-after area.

Location is key, and this apartment does not disappoint. It is within walking distance to Chalkwell station, making commuting a breeze. Furthermore, the vibrant Leigh Broadway is just a short distance away, offering a variety of shops, cafes, and restaurants to explore. Local amenities are also conveniently nearby, ensuring that all your daily needs are easily met.

Hallway

Wooden door to entrance, wooden flooring, radiator, entrance phone system, storage cupboard, ceiling mounted lighting.

Lounge

Carpet flooring, radiator, double glazed windows to side aspect, double glazed door to Juliette Balcony, coving to ceiling, ceiling mounted lighting.

Kitchen

Vinyl flooring, double glazed window to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point electric hob with extractor over, integrated oven, space for fridge/freezer, integrated washing machine, ceiling mounted lighting.

Bedroom 1

Carpet flooring, radiator, double glazed window to side aspect, coving to ceiling, ceiling mounted lighting.

Bathroom

Tiled flooring, heated towel rail, partially tiled walls, double glazed obscure windows to side aspect, shower cubicle, hand basin, W/C, ceiling mounted lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to side aspect, coving to ceiling, ceiling mounted lighting.

Garage

Allocated garage with up and over door.

Front Of Property & Parking

Concrete pathway to communal entrance, allocated parking space for one vehicle.

Communal Gardens

Well maintained communal garden area.

Tenure

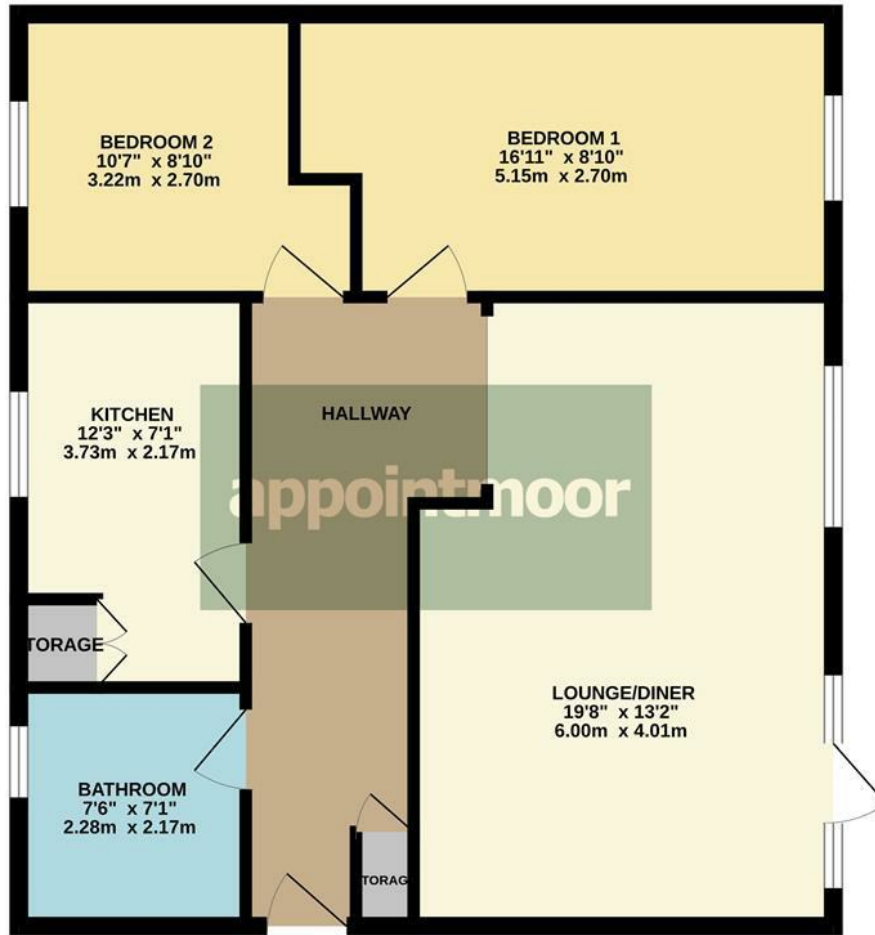
Leasehold
154 years remaining.
Service Charge - £1,250 per annum.

School Catchment

Barons Court Primary School
Belfairs Academy Secondary School



GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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			
(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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