



# FOR SALE

## The Ridgeway, Chalkwell SS0 8PX

Guide Price £360,000 - £375,000

Share Of The Freehold

Council Tax Band E

- Large Modern Apartment
- Positioned Seconds From Chalkwell Station And Seafront
- Share Of The Freehold
- Allocated Parking
- Over 900 Years Remaining On The Lease
- Three Piece Bathroom Suite
- Seaviews From The Lounge/Diner/Kitchen
- Close To Good Schools
- A Short Walk To Leigh Broadway
- Situated On The Ground Floor With Easy Access

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

**appointmoor**

# Description

IS PARKING A MAKE OR BREAK ON YOUR NEW HOME?

In the desirable area of The Ridgeway, Chalkwell, this charming one-bedroom ground floor apartment offers a perfect blend of comfort and convenience. With a share of the freehold, this property presents an excellent opportunity for both first-time buyers and investors alike.

Upon entering, you are welcomed into a spacious lounge/diner that seamlessly integrates with the modern kitchen, creating an inviting space ideal for relaxation and entertaining. The apartment features a generously sized bedroom, providing a peaceful retreat, and a well-appointed three-piece bathroom that caters to all your needs.

This property also features an allocated parking space, ensuring that you have a secure spot for your vehicle. Additionally, the location is simply superb; just a stone's throw away from Chalkwell station, you will enjoy easy access to transport links, making commuting a breeze. Furthermore, the vibrant Leigh Broadway and Leigh Road are within walking distance, offering a delightful array of shops, cafes, and restaurants to explore.

This ground floor apartment is not only a comfortable home but also a fantastic investment in a sought-after area. With its prime location and well-designed living space, it is sure to attract interest. Do not miss the chance to make this delightful property your own.

## Lobby

Communal Entrance Lobby with Phone Entry System.

## Hallway

Wooden door to entrance, storage cupboard, phone entry system, spotlight lighting.

## Lounge/Diner/Kitchen

21'11" x 22'1" (furthest points) (6.689 x 6.737 (furthest points))

Wooden flooring, radiators, double glazed windows to front aspect, double glazed windows to side aspect, double glazed French doors to front patio area, spotlight lighting.

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

## Bathroom

6'11" x 6'7" (2.110 x 2.019)

Tiled flooring, heated towel rail, tiled walls, panelled bath with shower system over, hand basin, low level W/C, extractor, spotlight lighting.

## Bedroom

14'3" x 12'11" (4.363 x 3.944)

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

## Parking

One allocated parking space.

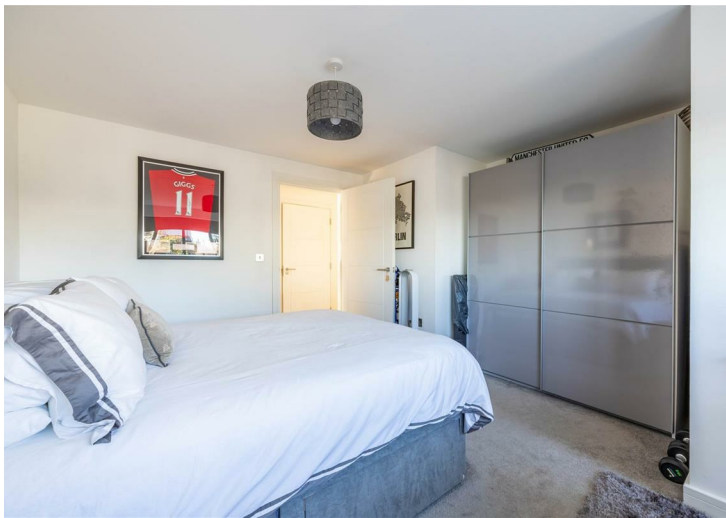
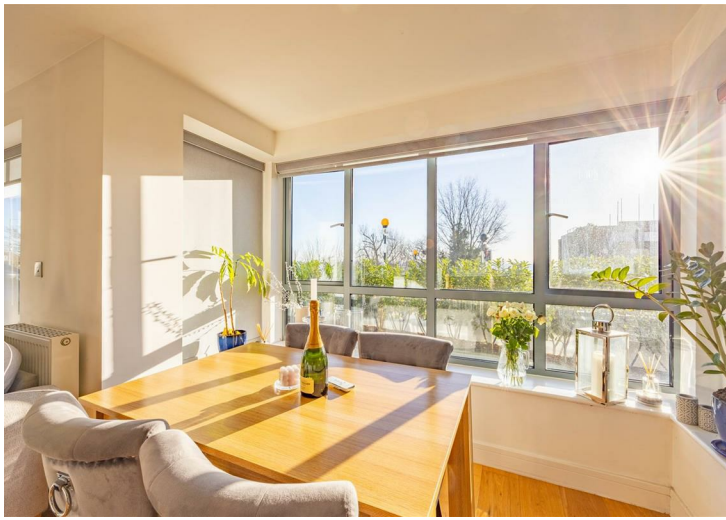
## School Catchment

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy  
St Thomas Moore

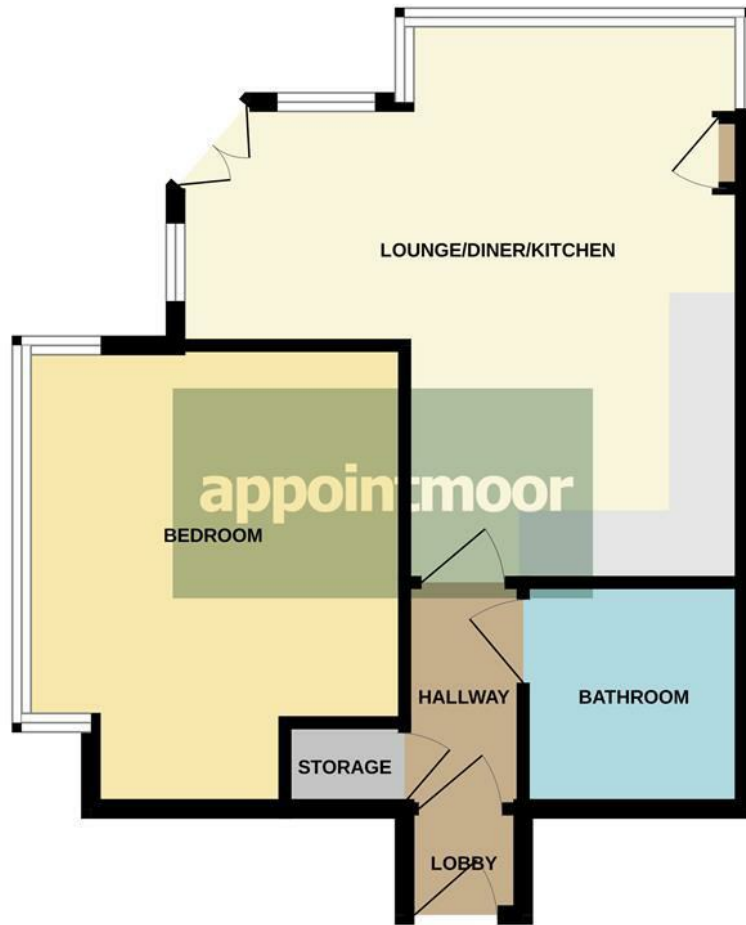
## Tenure

Share Of Freehold  
Over 900 Years Remaining On The Lease  
Service Charge - Approx £2,000 per annum.





# GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</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>		
(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.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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