



**DEDMAN
GRAY**

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Kingswell, 65 Imperial Avenue

Westcliff-On-Sea

Share of Freehold £125,000



Ground floor retirement apartment with 1 bedroom. Light-filled lounge/diner, fitted kitchen with ample storage. Direct access to patio area and communal gardens. Close to shops, esplanade, and park. Share of freehold for security and stability. Ideal hassle-free living. Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Ground floor retirement apartment
- One bedroom
- Fitted kitchen
- Lounge/diner
- Direct access to patio and communal gardens
- Excellent access to shops, esplanade and Chalkwell Park
- Share of freehold

Communal Entrance

Security entrance phone, communal areas and hallway to flat entrance.

Hallway

Private door to hallway with built in storage cupboard and built in airing cupboard housing hot water cylinder. Doors off to :

Lounge/Diner

14' 6" x 10' 2" (4.42m x 3.10m)

Double glazed sliding doors to rear aspect leading out to the paved patio area and communal gardens, modern electric storage heater, arch to:

Kitchen

6' 1" x 5' 8" (1.85m x 1.73m)

Obscure double glazed window to side aspect, granite effect work tops with inset stainless steel sink, four ring hob with extractor over and oven under, base cupboard and drawer units under, matching wall units over, tiling between units and to splash backs, space for fridge/freezer.

Bedroom

11' 9" x 9' 7" (3.58m x 2.92m)

Double glazed window to rear aspect, centre ceiling light fan, electric panel radiator, built in wardrobe.

Bathroom

Extractor fan, wall mounted electric heater, shaver point, bath wash hand basin, bath.

Communal Areas

Communal lounge with kitchen, laundry room and guest suite available by booking. Two areas of communal gardens.





COMMUNAL GARDEN

Patio area directly from the flat which is then open to the communal gardens.

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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