



17 Winton Lodge

17 Winton Lodge Imperial Avenue Westcliff-On-Sea Essex SS0 8NF

Home Estate Agents are pleased to offer for sale this lovely two bedroom ground floor purpose built apartment in Chalkwell which benefits from having a 937 year lease and a private single garage.

The accommodation comprises; entrance hall, lounge/diner, kitchen, bathroom and two bedrooms. Externally, this lovely flat is complimented by a private single garage and full use of the communal grounds and resident parking.

The property is served by storage heating and offers double glazing throughout.

Situated within Winton Lodge on Imperial Avenue in Chalkwell, this ground floor apartment is within close proximity to local amenities which includes nearby park,



seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within easy reach is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

We strongly recommend internal viewings to avoid missing out.

Entrance

Double glazed door, leading directly to the ground floor.

Hallway

Fitted carpet, ceiling light. Doors to:

Kitchen 11'5 x 5'11

Double glazed window to front, wall and base units with complimentary worksurfaces, sink and drainer with mixer tap, washing machine and tumble dryer, integrated appliances include: hob with extractor over, double oven, fridge and freezer.



Bathroom

Wood effect vinyl flooring, part tiled walls, shower cubicle, pedestal wash hand basin with mixer tap, WC, wall mounted cabinet, extractor

Externally

Parking

The property has a private single garage and parking spaces within the development are available on a first-come, first-served basis.

Lease Information

Lease 937 years remaining.

Ground Rent currently £17.86 per annum.

Maintenance currently £1,577.52 per annum payable ½ yearly (to include Water, Sewerage, Building Insurance, Communal areas upkeep, Gardens and Window Cleaning).

No Pets Allowed



Lounge 16'9 x 10'2

Fitted carpet, double glazed doors leading onto communal gardens, coved cornice, storage heater, ceiling light.

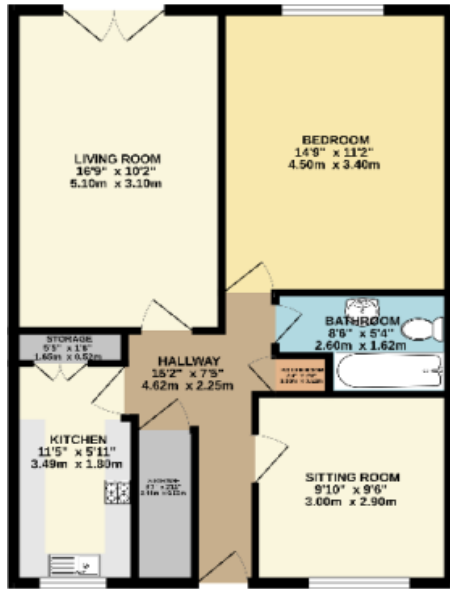
Bedroom One 14'8 x 11'2

Fitted carpet, double glazed window to rear, ceiling light, built in wardrobes.

Bedroom Two 9'10 x 9'6

Fitted carpet, double glazed window, ceiling light.

GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



GROUND FLOOR PLAN
TOTAL FLOOR AREA: 638 sq.ft. (59.2 sq.m.) approx.
S.M.L.L. HAS CONDUCTED THIS VISUAL SURVEY AND THE ACCURACY OF THE DIMENSIONS IS NOT GUARANTEED. THE DIMENSIONS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM HIS OR HER PROFESSIONAL BUYER. REFERENCES TO THE TENURE OF THE PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE VENDOR. THE AGENTS HAVE NOT HAD SIGHT OF THE TITLE DOCUMENTS. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF ANY PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.
ALL DIMENSIONS BY S.M.L.L. AND IN LINES
DATE: 01/10/2023



Price: £255,000 Leasehold

HOME - The Estate Agent of Leigh
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.