



FOR SALE

**Imperial Avenue,
Westcliff-On-Sea SS0 8NZ**

Asking Price £160,000 Leasehold Council Tax Band - C

1  1  1  452.00 sq ft

- Spacious Ground Floor Flat With Direct Patio Access
- Close Proximity To Chalkwell Park And Local Amenities
- Double Bedroom With Built-in Wardrobes
- No Onward Chain
- Modern Fitted Kitchen With Integrated Appliances
- Large Living Room With Ample Space For Furniture And Hosting Visitors
- Over 55s Retirement Apartment
- On-site Manager & Communal Facilities
- Well-maintained Throughout
- Conveniently Located To Nearby Transport Links Such As Chalkwell C2C Station

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

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Description

Well-maintained throughout! Situated in the delightful area of Imperial Avenue, Westcliff-On-Sea, this charming ground floor apartment is situated within a serene retirement complex, ideal for residents aged 55 and over. The property boasts a welcoming reception room that provides a perfect space for relaxation and socialising.

The double bedroom is generously sized and features built-in wardrobes, offering ample storage while maintaining a tidy appearance. The modern fitted kitchen is a highlight of the apartment, equipped with built-in appliances, including a split level oven and hob, as well as an integrated fridge and freezer, making it a joy for those who love to cook.

One of the standout features to this property is the direct access to a lovely patio area, which leads to the communal gardens. Benefitting from superb views across Chalkwell Park, this outdoor space is perfect for enjoying the fresh air and the beauty of nature, providing a peaceful retreat right at your doorstep.

Conveniently located near Chalkwell Park and local amenities, this property offers both comfort and accessibility, making it an excellent choice for those seeking a tranquil lifestyle in a vibrant community. Whether you are looking to downsize or simply enjoy the benefits of a retirement complex, this home presents a wonderful opportunity to embrace a relaxed and fulfilling way of life.

Measurements

8'11" x 2'11" (2.720 x 0.911)

Living room - 18'3" x 9'7" (5.56m x 2.9m)

Kitchen - 8'2" x 5'7" (2.5m x 1.7m)

Bedroom - 13'8" x 8'8" (4.2m x 2.6m)

Bathroom - 6'4" x 4'8" (1.9m x 1.4m)

Hallway - 8'11" x 2'11" (2.7m x 0.9m)

Interior

A key feature to the interior of this beautiful retirement apartment is the spacious lounge area, providing ample space for furniture and the ability to host visiting family and friends. With sliding patio doors, this allows direct access out onto a small slabbed patio area, perfect for a small table & chairs to enjoy the communal garden space and views across to Chalkwell Park. Leading through to the modern fitted kitchen, benefitting from integrated appliances. Further to this, boasts a spacious double bedroom, with built-in wardrobes providing plenty of storage. The mainly tiled three-piece shower room provides accessibility and ease of access. Overall, the condition is well-maintained throughout and ready to move into.

Exterior

As you step out from the spacious lounge, the sliding patio doors lead directly out onto a small slabbed patio area and communal gardens. The patio area directly overlooks Chalkwell Park, providing superb views and a space to relax outside.

Location

Situated on Imperial Avenue, overlooking the ever popular Chalkwell Park, is this lovely over 55s retirement apartment. The property is conveniently located within close proximity to a wide range of amenities, including supermarkets, cafes and within easy reach to Leigh Broadway. A key benefit to the location are the nearby transport links, providing ease of access to Chalkwell C2C station as well as bus routes providing a short journey to the seafront.

Tenure

SHARE OF FREEHOLD

86 Years lease remaining

Service charge: £2,500.00 Per Annum

Ground Rent: Nil







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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	77
	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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