

Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

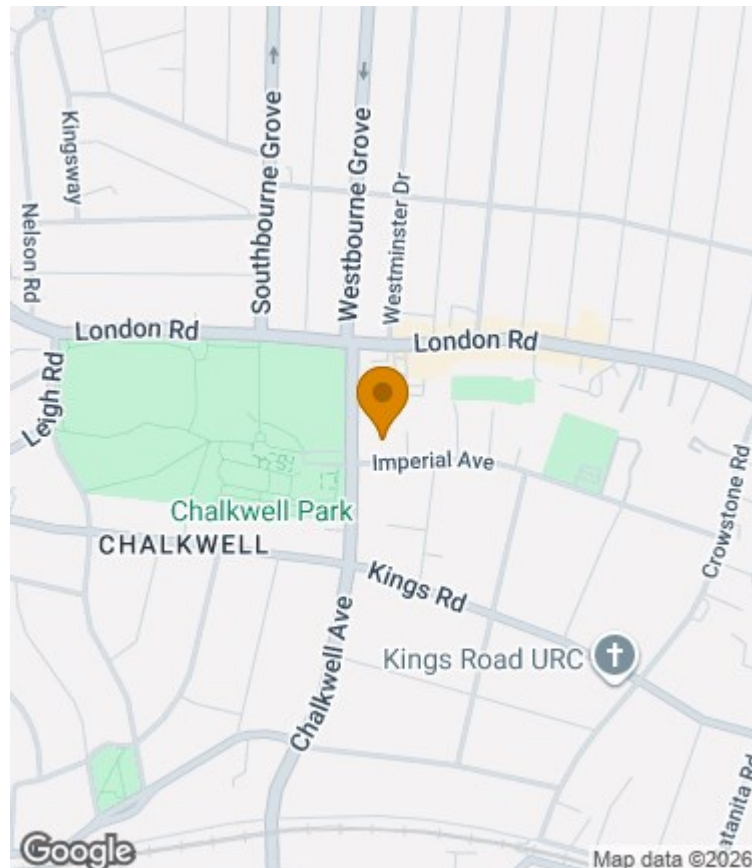
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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GROUND FLOOR RETIREMENT APARTMENT
DOUBLE BEDROOM WITH FITTED WARDROBE
FITTED KITCHEN
RESIDENTS PARKING
SHARE OF FREEHOLD

DIRECT ACCESS ONTO COMMUNAL GARDENS
SPACIOUS LOUNGE / DINER
BATHROOM
CLOSE TO SHOPS AND SEAFRONT
COMMUNAL LOUNGE AND LAUNDRY ROOM

Imperial Avenue, Westcliff-On-Sea

GUIDE PRICE £100,000 - £105,000



WHAT & WHERE - ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT IN WELL KEPT BLOCK WITH DIRECT ACCESS ONTO COMMUNAL GARDEN AND BEING CLOSE TO SHOPS, THE SEAFRONT AND CHALKWELL STATION. SHARE OF FREEHOLD

WHY - IDEAL FOR THOSE LOOKING FOR INDEPENDANT IIVING, BUT WITH THE ADDED ADVANTAGE OF COMMUNITY SPIRIT AND ENDLESS SOCIAL EVENTS IF REQUIRED.

 1  1  1  C

Council Tax Band : C



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ENTRANCE HALL
9'6" x 3' (2.90m x 0.91m)

LOUNGE / DINER
14'7" x 10'2" (4.45m x 3.10m)

FITTED KITCHEN
8'5" x 6'2" (2.57m x 1.88m)

BEDROOM
11'8" x 9' (3.56m x 2.74m)

BATHROOM
6'9" x 5'6" (2.06m x 1.68m)

LIFT TO ALL FLOORS

COMMUNAL LOUNGE

LAUNDRY ROOM

AGENTS NOTE
LEASE DETAILS:

LEASE - APPROX 86
YEARS TO REMAIN
SERVICE CHARGE -

£2293.44 PER ANNUM TO
INCLUDE BUILDINGS
INSURANCE AND WATER



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