



FOR SALE

**St. Hildas Mews, Imperial Avenue,
Chalkwell SS0 8FL**

Offers In The Region Of £250,000 Leasehold Council Tax Band - B

- First Floor Apartment
- One Bedroom
- Chalkwell Hall Estate
- Open Plan Lounge Kitchen
- Contemporary Bathroom
- Modern Decor Throughout
- One Allocated Parking Space
- Convenient for Rail Station
- Quiet Tree Lined Avenue
- No Onward Chain

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

appointmoor

Description

Stylish one bedroom apartment located on the first floor of this beautifully refurbished character building offered with no onward chain. Luxury bespoke fittings throughout including modern open plan kitchen with integrated appliances and ceramic tiled three piece bathroom. This property benefits from an allocated parking space in the residents car park to the rear.

Set in a quiet tree-lined avenue, St. Hilda's comprises four spacious townhouses and fourteen stylish apartments in a prestigious and sought-after Chalkwell location. Perfectly positioned for work and play with Chalkwell station, Chalkwell Park, seafront and amenities within walking distance.

Entrance

Attractive communal entrance with secure Entryphone/fob system. Stairs to first floor with beautiful stained glass window to side and front door into apartment. Hallway with solid wooden floor, inset spotlighting, storage cupboard and doors to all rooms.

Intercoms, personal key fob entry system

Separate metering for gas, water and electric for each apartment

Traditional designed fire rated doors to apartments

10 year BLP warranty

Open Plan Lounge Kitchen

Open plan living and kitchen to the rear aspect with dual aspect double glazed windows, inset spotlighting and solid wooden floor.

Contemporary Leicht kitchen designed by Kube with soft closing cabinetry and drawer units, quartz worksurfaces, Blanco sink and tap and integrated appliances including dishwasher, multi-function oven, hob with extractor hood, fridge freezer and washer/dryer.

Bedroom

Double bedroom with double glazed window to the side aspect and twist pile fitted carpet.

Bathroom

Contemporary three piece white suite comprising wall hung WC, vanity wash hand basin and bath with mixer shower and glazed screen. Full ceramic tiling, double glazed obscure window, bespoke taps and fittings and chrome heated towel rail.

Parking

One allocated parking space in the residents car park to rear.

Tenure

Lease - 116 years remaining

Service Charge - £1992.30 per annum

Ground Rent £350 per annum

St Hilda's Mews Specifications

Aluminium/double glazed windows

Smoke and carbon monoxide detection to apartments

Heat detection to kitchens

Gas central heating supplied to all apartments

Allocated off street parking

Cycle store area

Communal planted front garden





ST. HILDA'S
~ CHALKWELL ~



**Apartments 6 - 10 St Hilda's, 5 St Hilda's Mews,
Westcliff on Sea, Essex SS0 8FL**

AREA	METRIC	IMPERIAL
No. 6		
Living Kitchen Dining	5.95 x 3.76	19' 6" x 12' 4"
Bedroom 1	4.34 x 3.80	13' 7" x 12' 5"
Bedroom 2	2.58 x 3.78	8' 6" x 11' 1"
Total	68 sqm	734 sq ft
No. 7		
Living Kitchen Dining	4.86 x 4.59	16' 0" x 15' 0"
Bedroom	3.49 x 3.89	11' 6" x 12' 10"
Total	59 sqm	633 sq ft
No. 8		
Living Kitchen Dining	5.90 x 4.61	19' 5" x 15' 2"
Bedroom 1	4.23 x 3.85	13' 11" x 12' 8"
Bedroom 2	3.66 x 4.01	12' 0" x 13' 2"
Total	81 sqm	874 sq ft
No. 9		
Living Kitchen Dining	5.34 x 6.01	17' 6" x 19' 9"
Bedroom 1	3.88 x 4.15	12' 9" x 13' 8"
Bedroom 2	3.74 x 3.36	12' 4" x 11' 0"
Total	73 sqm	783 sq ft
No. 10		
Living Kitchen Dining	4.61 x 6.92	15' 2" x 22' 9"
Bedroom 1	3.06 x 3.91	10' 1" x 12' 10"
Bedroom 2	2.74 x 3.43	9' 0" x 11' 3"
Total	77 sqm	833 sq ft



The plans and measurements shown are for general guidance only and are subject to change.
Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty June 2016.

FIRST FLOOR

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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



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