



# FOR SALE

## St. Hildas Mews, Chalkwell SS0 8FL

Offers Invited £695,000 Freehold Council Tax Band - G

2046.00 sq ft

- Five Bedroom Town House
- Modern Fitted Kitchen With Integrated Appliances
- Three Bathrooms
- Maintainable Rear Garden
- Two Parking Spaces
- Walking Distance To Westcliff & Chalkwell Stations
- All Siemens Appliances
- Modern Interior Throughout
- 3 Years New Build Warranty Remaining
- No Onward Chain

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

**appointmoor**

## Description

\*NO ONWARD CHAIN\*

Appointmoor Estates are pleased to welcome to the market this fabulous 3 Storey Family Home! Set in a quiet tree-lined avenue, St. Hilda's provides the best of both worlds. It's the ideal place for families seeking a fantastic space to live and grow, or for individuals and couples wishing to make the most of the area.

Perfectly positioned for work and play, the location is wonderfully peaceful, yet all the hustle and bustle you could desire is just

moments away. Living at St. Hilda's gives you choice: an abundance of local eateries, excellent leisure facilities, a vibrant arts scene and with Chalkwell station within walking distance, London is less than an hour away by train.

Aluminium/double glazed windows & bi-fold doors to the family room, Smoke and carbon monoxide detection to all floors and heat detection to kitchens. Brushed stainless steel or white light switches, sockets and dimmers. Cycle store area, Communal planted garden.

### Additional Information

Photos are show home images pre-tenant and are an indication only.

Service Charge is payable at £415.34 for the year, billed in 6 monthly instalments of £207.67 - This includes a contribution towards:

- Car park lighting electricity & repairs
- Regular gardening & grounds maintenance to communal areas
- Pump maintenance (waste)
- Accountancy & management fees

### Entrance Hall

UPVC door to entrance, wooden flooring with underfloor heating, spotlight lighting.

### Lounge

16'6" x 12'7" (5.05 x 3.84)

Solid wooden flooring with underfloor heating, double glazed bi-fold doors to rear, spotlight lighting.

### Kitchen/Breakfast Room

19'4" x 18'3" (5.91 x 5.58)

Wooden flooring with underfloor heating, contemporary Leicht kitchens designed by Kube with soft closing cabinetry and drawer units, Quartz worksurfaces incorporating Blanco sink & tap, Siemens fully integrated dishwasher, built in island in kitchens with 2 x Siemens multi-function ovens (one with steam and microwave function ability), 2 x Siemens fridges/freezers, spotlight lighting.

### Bedroom 1

13'3" x 11'7" (4.05 x 3.55)

Carpet flooring, radiator, double glazed bay window to front aspect, fitted wardrobe space, pendant lighting.

### En-Suite

Tiled flooring, heated towel rail, double glazed obscure window to front aspect, walk in shower cubicle, hand basin, W/C, spotlight lighting.

### Bedroom 2

14'1" x 9'2" (4.30 x 2.80)

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

### Bedroom 3

9'10" x 9'8" (3.02 x 2.97)

Carpet flooring, radiator, double glazed bay window to rear aspect, pendant lighting.

### Bathroom

Tiled flooring, tiled walls, heated towel rail, free standing bath, hand basin, W/C, spotlight lighting.

### Bedroom 4

19'4" x 12'9" (5.91 x 3.91)

Carpet flooring, radiator, double glazed bay window to front aspect, pendant lighting.

### Bathroom

Tiled flooring, tiled walls, heated towel rail, walk in shower cubicle, hand basin, W/C, spotlight lighting.

### Bedroom 5

19'4" x 12'9" (5.89m x 3.89m)

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

### Rear Garden

Maintainable rear garden with tiled patio area & laid to lawn.

### Front Of Property & Parking

Concrete paved pathway to entrance, allocated parking for two vehicles.

### School Catchments

Saint Pierre School  
Milton Hall Primary School and Nursery  
Chase High School  
Westcliff Highschool For Girls  
Westcliff Highschool For Boys

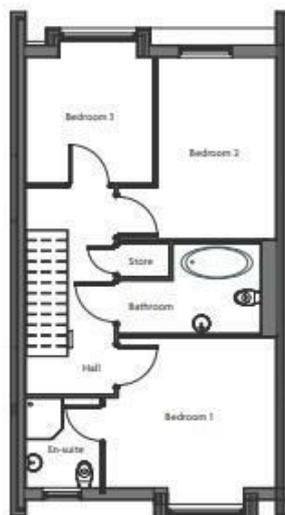
### Disclaimer

In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmoor Estate Agents.





GROUND FLOOR



FIRST FLOOR



SECOND 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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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