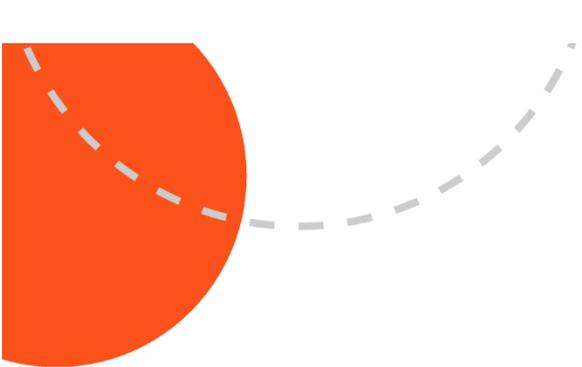




Kingswell, 65 Imperial Avenue, Westcliff-On-Sea, Essex, SS0 8NZ  
1 bedroom ground floor flat / £150,000 / t. 01702 555888





Welcome to Kingswell, a popular retirement complex in the heart of Chalkwell. We present this good size **one bedroom** ground floor apartment boasting good size lounge/diner with direct access to communal gardens, modern kitchen, double bedroom with fitted wardrobe and shower room together with residents car park, on-site house manager, laundry room and guest suite. Offered with no onward chain along with share of freehold and a long lease of approximately 175 years remaining.

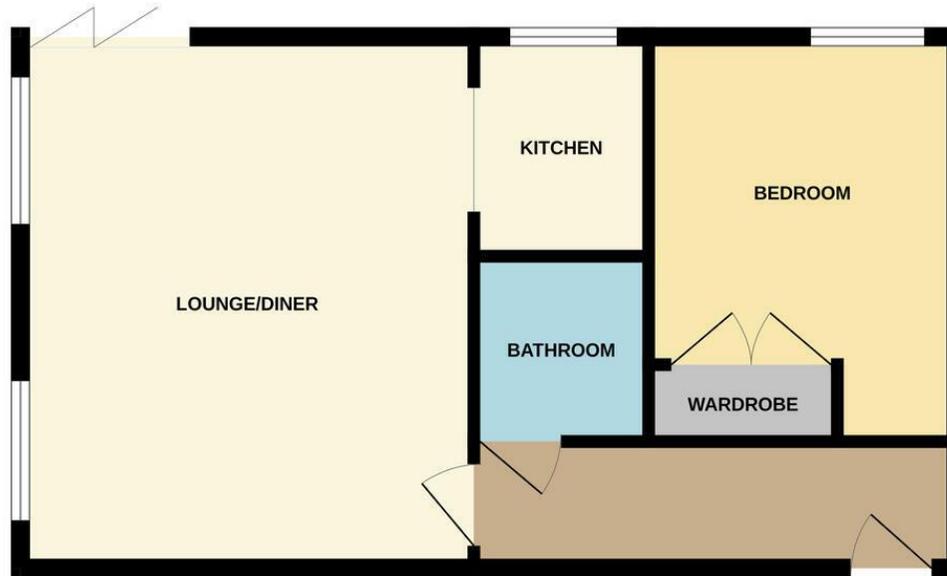
Situated in this highly regarded turning adjacent to Chalkwell Park and within walking distance to London Road shopping facilities with great bus connections. The seafront and Chalkwell mainline station are also within easy reach. Call now to view!

### Find us on



**A space to  
call home.**

GROUND FLOOR



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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## Highlights

- \ Vacant One Bedroom Ground Floor Retirement Apartment
- \ No Onward Chain
- \ Share Of Freehold
- \ Good Size Lounge/Diner
- \ Direct Access To Outside
- \ Modern Kitchen
- \ Fitted Wardrobes To Master
- \ Residents Car Park
- \ Communal Lounge & Laundry Room
- \ Popular Complex
- \ Stones Throw From Chalkwell Park
- \ Close To Local Shops & Seafront
- \ Viewings Advised



Communal entrance door leading to communal hallway, private entrance door to entrance hall.

### **Entrance Hall \**

Wood effect flooring, electric radiator, power points, entry phone system, cupboard housing consumer unit and further cupboard housing hot water cylinder, coved ceiling, doors to accommodation off.

### **Lounge Diner 18'3 x 9'5 \**

UPVC double glazed sliding patio doors leading to patio, UPVC double glazed windows to side, fitted carpet, electric radiator, coved ceiling, power points, TV point, open to kitchen.

### **Kitchen 8'4 x 5'7 \**

Double bowl stainless steel sink and drainer unit inset into a range of roll edge work tops with cupboards and drawers beneath and matching eye level units, integrated fridge, space for a cooker with chimney style extractor above, power points, coved ceiling, UPVC double glazed window to front, wood effect flooring.

### **Bedroom One 11'11 Plus Recess x 8'9 \**

UPVC double glazed window to front, fitted carpet, electric radiator power points, coved ceiling, fitted wardrobe.

### **Shower Room 6'2 x 4'9 \**

Three piece suite comprising large walk-in shower cubicle with shower over, pedestal wash basin with chrome mixer tap, push button WC, tiled walls and flooring, extractor, coved ceiling, shaver point, heated towel radiator.

### **Outside & Communal Facilities \**

The development benefits from well-tended communal gardens, resident's car park, communal lounge, laundry room and guest suite available on a nightly rate.

### **Lease Info \**

215 years from 1 March 1986 and share of freehold. Service Charge & Ground Rent TBC.



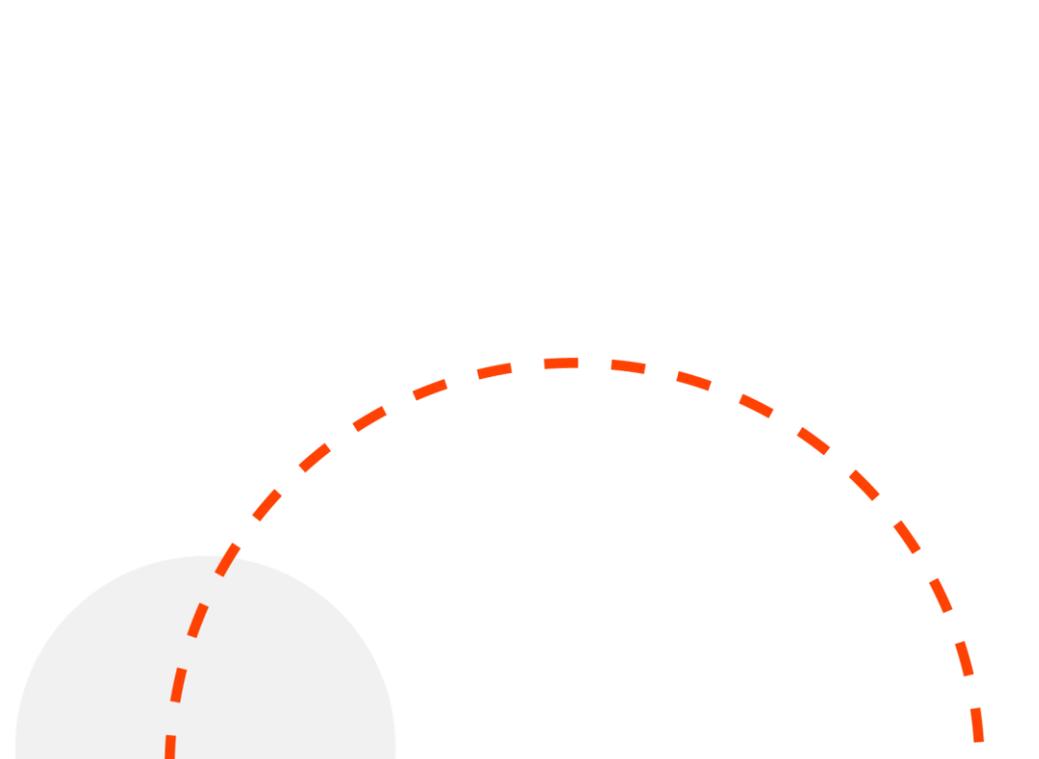
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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take. The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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