



\* £150,000 - £170,000 \* LOUNGE-DINER LEADING OUT TO OWN PATIO AREA \* OVER 55's RETIREMENT FLAT \* SHARE OF FREEHOLD \* NO ONWARD CHAIN \* LIFT SERVICE \* SHARED PARKING \* COMMUNAL GARDENS \* GROUND FLOOR \* A superb one-bedroom ground-floor retirement flat located on Imperial Avenue, within the highly sought-after Chalkwell Hall Estate and adjacent to Chalkwell Park. The apartment boasts a generously sized bedroom, ample storage throughout, and a large lounge-diner with patio doors leading out to a spacious west-facing garden & patio area. There is a great-sized fitted kitchen with white-goods to stay and a three-piece shower room. Externally, the property offers beautiful private communal gardens with ramps and seating areas, as well as shared parking with undercover charging points for buggies. Other spaces include a large communal lounge where events and activities are held, a communal laundry room, a communal tea room, and a secure out-of-sight bin store.

- Ground Floor One bedroom apartment
- No Onwards Chain
- Large lounge-diner
- Three-piece bathroom
- Large lawn area
- Independant Living For Those Over 55
- Direct Access To Garden With Views Of Chalkwell Park
- Access to parking
- Double bedroom with fitted wardrobes
- Short walk to Chalkwell Beach, Park and Station

## Imperial Avenue

Westcliff-on-Sea

**£150,000**

Price Guide



# Imperial Avenue



## Frontage

Block paved area, front lawned area's either side of the paved pathway, door leading to:

## Entrance Hallway

Smooth ceiling with a pendant light, carpet, door to:

## Lounge-Diner

17'10" x 9'3"

Coved ceiling with two pendant lights, double glazed sliding doors to the rear leading to the garden area, radiator, power sockets, carpet, opening to:

## Kitchen

7'9" x 5'2"

Coved ceiling, double glazed window to the side overlooking the greenery. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink with draining grooves, oven and grill with a four ring electric hob and an extractor over, patterned tiled splashbacks, space for a fridge freezer, wood effect Herringbone laminate flooring.

## Bedroom

13'3" x 8'3"

Coved ceiling with a pendant light, double glazed windows to the rear overlooking the greenery, floor to ceiling fitted wardrobes, power sockets, carpet.

## Shower Room

6'9" x 5'6"

Coved ceiling with a pendant light and an extractor fan, tiled shower cubicle with a seat and a shower hose, low-level WC, pedestal

wash basin, wall-hung towel rail, wall-hung mirrored cupboard, carpet.

## Externally

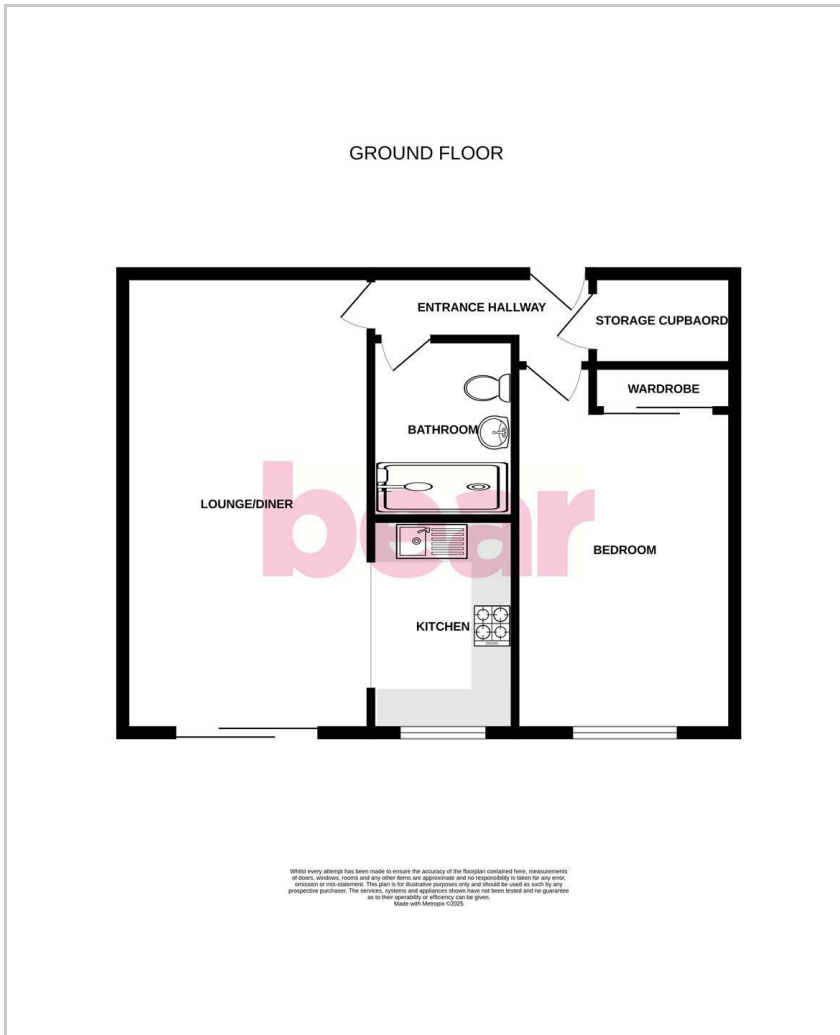
Commences a paved patio with the remainder laid to lawn, tree and shrub border, fencing.

## Agents Notes:

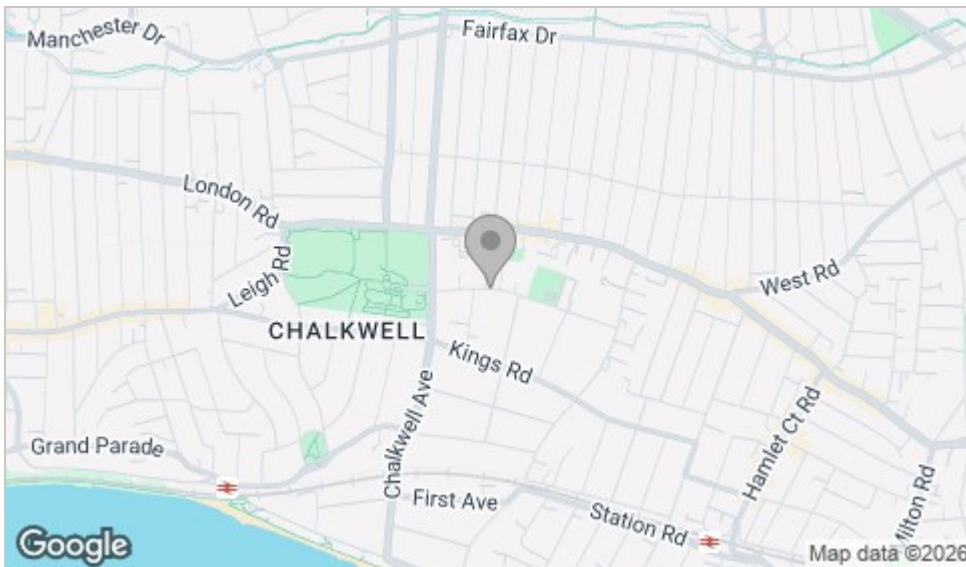
Council tax band: C



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

