



* £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
- Independant Living For Those Over 55
- No Onwards Chain
- Direct Access To Garden With Views Of Chalkwell Park
- Large lounge-diner
- Access to parking
- Three-piece bathroom
- Double bedroom with fitted wardrobes
- Large lawn area
- 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

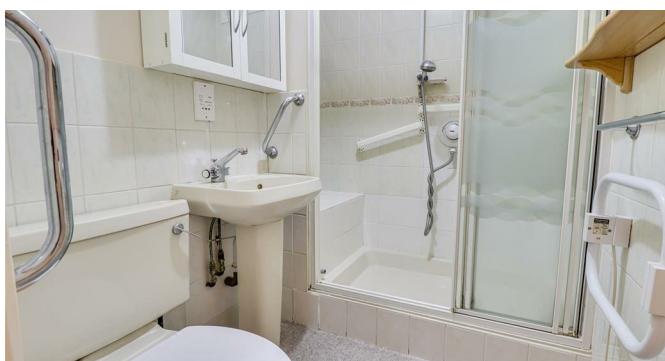
wash basin, wall-hung towel rail, wall-hung mirrored cupboard, carpet.

Externally

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

Agents Notes:

Council tax band: C



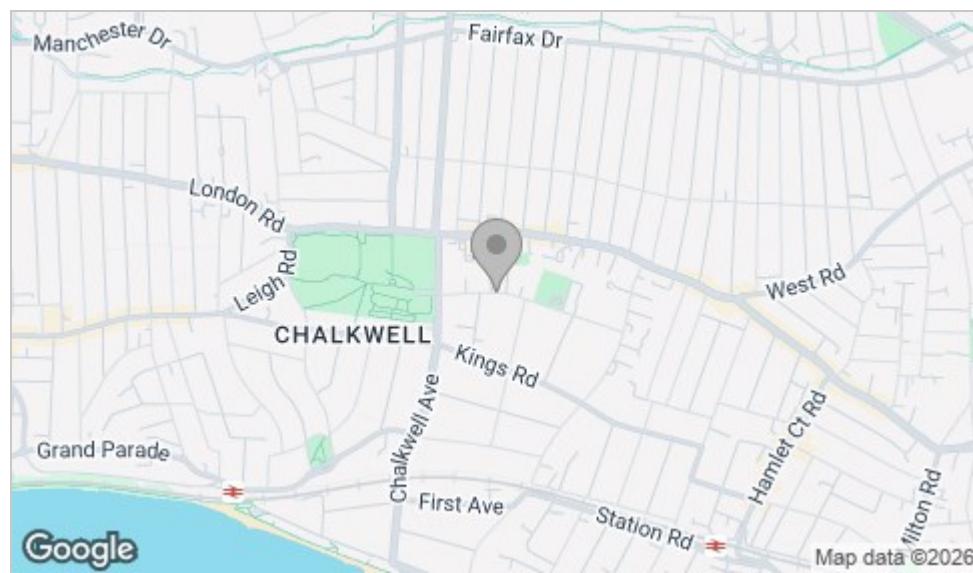
Floor Plan

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, no guarantee is given. Dimensions, areas and any other details 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 fixtures and fittings shown in the plan have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

