



FOR SALE

**Imperial Avenue,
Chalkwell SS0 8FL**

Offers In Excess Of £375,000 Leasehold Council Tax Band - C

2  2  1  sq ft

- First Floor Two Bedroom Apartment
- Two Double Bedrooms
- Luxury Fitted Kitchen With Integrated Appliances
- Allocated Parking Space
- Sought After Development
- Walking Distance To Seafront
- Short Walk To Chalkwell And Westcliff Station
- Quiet Tree Lined Avenue
- Chalkwell Hall Estate
- Close To Chalkwell Park

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

appointmoor

Description

Welcome to Imperial Avenue, a charming location in the Chalkwell Hall Estate! This first-floor apartment offers a delightful living space with one large reception room, two double bedrooms, and two bathrooms, perfect for a small family or professionals looking for a comfortable home.

Originally the St. Hildas School, this property has a unique historical charm that adds character to the living space. The luxury kitchen with integrated appliances is a standout feature, making cooking and entertaining a joy.

Conveniently located in Chalkwell, this apartment is just a stone's throw away from the picturesque Chalkwell seafront and station, offering easy access to transportation and leisurely strolls by the sea. With parking available for one vehicle, you can enjoy the convenience of having your own designated space. Don't miss out on the opportunity to make this first-floor two-bedroom apartment your new home in this sought-after area.

General

10 year BLP warranty from 2017
Aluminium/double glazed windows & patio doors
Smoke and carbon monoxide detection to apartments
Heat detection to kitchens
Gas central heating supplied to all apartments
Brushed stainless steel or white light switches, sockets and dimmers
Off street parking (one/two spaces per apartment dependent on allocation)
Cycle store area
Communal planted front garden
Intercoms, personal key fob entry system
Separate metering for gas, water and electric for each apartment
Traditional designed fire rated doors to apartments.
Modern solid doors to houses

master bedrooms

TV points to all bedrooms

Cabling fitted for occupant's AV installation

Telephone connections - BT Master with points to lounges and master bedrooms

Full TV/SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels

LED downlights to all rooms except bedrooms

Tenure

Around 115 years remaining on the lease.
Awaiting service charges and ground rent.

Lounge

Wooden flooring, double glazed window to front aspect, radiator, skirting, coving to ceiling, spotlight lighting.

Kitchen

Contemporary Leicht kitchens designed by Kube with soft closing cabinetry and drawer units
Blanco sink and tap
Siemens fully integrated dishwasher
Siemens multi-function oven
Siemens induction hobs or extra wide hob
Siemens chimney hood
Siemens integrated fridge freezer
Siemens washer/dryer
Quartz worktops

Bathrooms

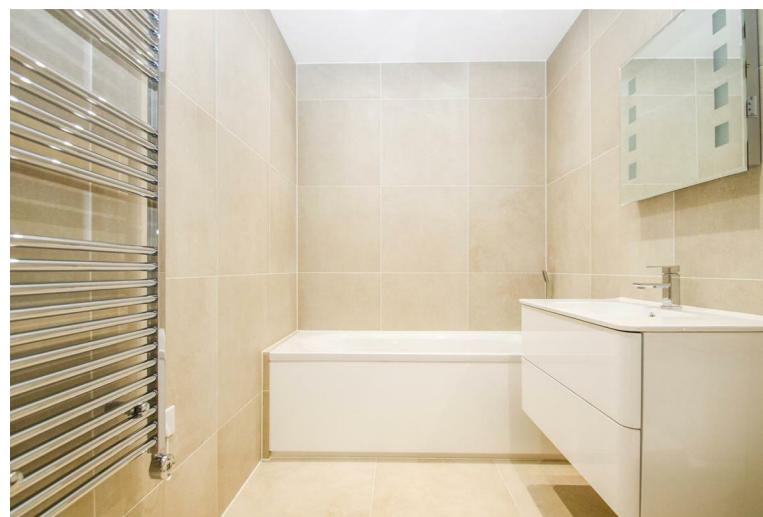
Bespoke showers, taps and fittings
Custom drawer vanity units with integrated basins
Walk in showers with full ceramic tiles
Bath with shower mixer
Wall hung WC with soft close seating and dual flush
Integrated chrome heated towel rails
Shaver points
Seamless ceramic tiling

Floor Finishes

Twist pile carpeting to bedrooms
Solid wood flooring to hall, kitchen and lounge
Ceramic tiled floors to bathrooms and ensuites

Audio Visual Lighting

Central satellite system with outlets in lounges and





ST. HILDA'S

~ CHALKWELL ~



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

| | AREA | METRIC | IMPERIAL |
|--------------|---------------------------|------------------|-----------------|
| NO.6 | Living Kitchen Dining | 5.95 x 3.26 | 19' 6" x 12' 4" |
| Bedroom 1 | 4.14 x 3.80 | 13' 7" x 12' 5" | |
| Bedroom 2 | 2.58 x 3.78 | 8' 6" x 11' 7" | |
| 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' 4" x 12' 10" | |
| Total | 59 sqm | 633 sq ft | |
| NO.8 | Living Kitchen Dining | 5.00 x 4.61 | 16' 5" x 15' 2" |
| Bedroom 1 | 4.23 x 3.85 | 13' 11" x 12' 6" | |
| 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 | 2.24 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 2014.

FIRST FLOOR.

| Energy Efficiency Rating | |
|--|-------------------------|
| | Current |
| 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 ₂) Rating | |
|--|-------------------------|
| | Current |
| 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 |

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk



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