



# 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

### 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

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.







**ST. HILDA'S**  
~ CHALKWELL ~

Apartments 6 - 10 St Hilda's, 5 St Hilda's Mews,  
Westcliff on Sea, Essex SS0 8FL

AREA		METRIC	IMPERIAL
No. 6	Living   Kitchen   Dining	5.95 x 3.76	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' 1"
	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	5.90 x 4.61	19' 5" x 15' 2"
	Bedroom 1	4.23 x 3.85	13' 11" x 12' 8"
	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 4.01	17' 6" x 13' 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 4.92	15' 2" x 16' 2"
	Bedroom 1	3.06 x 3.91	10' 1" x 12' 10"
	Bedroom 2	2.24 x 3.43	7' 4" 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 2018

FIRST 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:** 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**

# appointmoor

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