



# FOR SALE

## Malby Lodge, First Avenue, Westcliff-On-Sea SS0 8HS

£274,000 Leasehold - Share of Freehold

- Bright Second Floor Apartment
- Two Double Bedrooms
- South Facing Open Plan Reception Room
- Estuary Glimpses
- Entry Phone System
- Bathroom & Separate Shower Room
- Well Kept Purpose Built Low Rise Block
- Private Garage & Parking Space
- Well Maintained Communal Gardens
- Short Walk From Seafront & Station

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

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## Description

Superb two double bedroom second floor apartment in a popular well kept building on the sought after First Avenue. This pleasant apartment block benefits from a secure entry phone system and residents communal garden to the rear. The apartment has a designated allocated parking space and private garage. The accommodation provides a particularly light spacious sitting room plus a large recessed dining area with south facing glimpses of the Estuary. Large open plan

kitchen, two double bedrooms, modern bathroom and separate shower room.

The property has an abundance of storage space, hardwood block flooring in the reception room and generally a pleasing wonderful light atmosphere. There is an active residents association and the building is managed by a local professional management company.

Offered with no onward chain and a share in the freehold.

### Entrance

Well maintained communal entrance with secure entry phone. Stairs up to second floor.

### Hallway

Front door into hallway with hardwood block flooring, electric heater, spotlights and entry phone system. Two storage cupboards, one housing water tank, and doors to all rooms.

### Open Plan Reception Room

23'9 max x 21'3 max (7.24m max x 6.48m max)  
Spacious open plan reception room with sitting area and dining recess. Full length south facing double glazed windows offering Estuary glimpses, hardwood block flooring, two electric heaters and spotlights. Open through to kitchen area.

### Kitchen

11'2 x 8'8 (3.40m x 2.64m)  
Open kitchen area with tiled walls, a range of wall and base units with rolled edge work surface and stainless steel sink & drainer. Breakfast bar counter, integrated double eye level oven and space for washing machine and fridge freezer.

### Bedroom 1

14' x 11'5 (4.27m x 3.48m)  
Master bedroom with double glazed window to rear aspect, fitted carpet, extensive fitted wardrobes and units, light fixture and coving.

### Bedroom 2

11'5 x 10'5 (3.48m x 3.18m)  
Second bedroom with double glazed window to rear aspect, fitted carpet, fitted units and light fixture.

### Bathroom

8'1 max x 6'2 (2.46m max x 1.88m)  
Fully tiled three piece white suite comprising of WC, pedestal wash hand basin and bath with wooden side panel and deck shower attachment. Chrome heated towel rail, extractor fan and spotlights.

### Shower Room

8'1 x 2'9 (2.46m x 0.84m)  
Fully tiled two piece white suite comprising of

vanity wash hand basin and shower cubicle with glass door. Chrome heated towel rail, spotlights and extractor fan.

### Garage & Parking

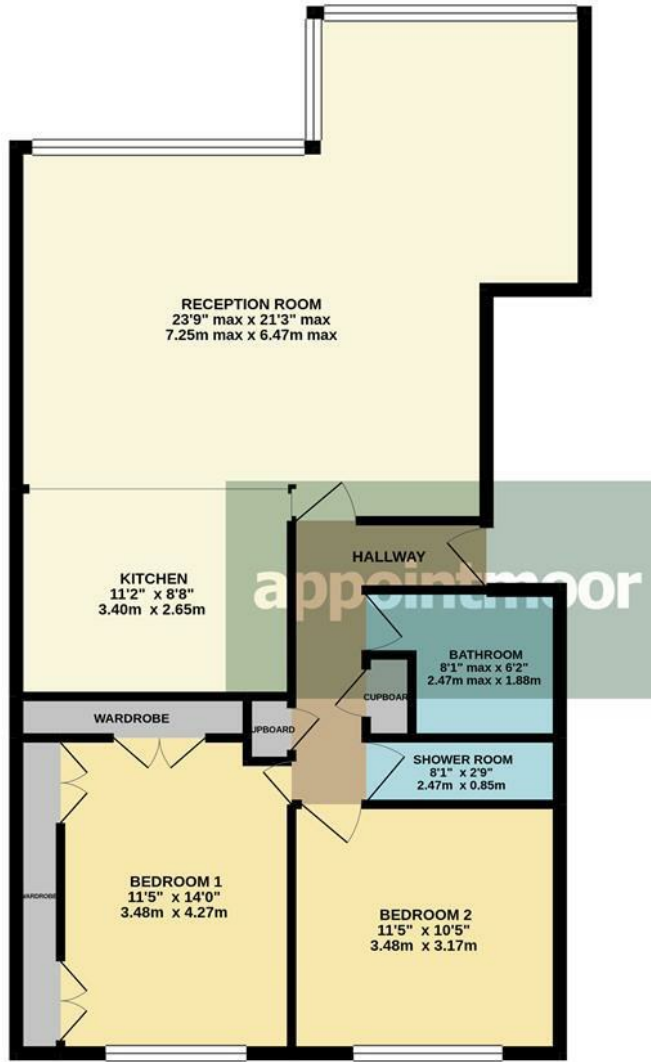
Allocated parking space and private garage to rear.

### Tenure

Share of freehold



SECOND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		60	72
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		41	55
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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