



Imperial Avenue, Chalkwell £180,000 *Share of*

Freehold

We are pleased to offer for sale this two bedroom 2nd/top floor apartment situated in this sought-after development of Kingswell, ideal for residents aged 55 and over.

The development is owned by the occupiers and this means that the service charge is much more cost effective than will be found at other developments of this style.



KEY FEATURES

- Top Floor Apartment
- Lift to all floors
- Two Bedrooms
- 18' Lounge
- Fitted Kitchen
- Retirement Flat Over 55's



Leigh On Sea

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With lift services to the second floor for ease of access you will lead into the hallway. Good sized lounge with views over the car parking area so you can see who is coming and going. Open way leads to the fitted kitchen. There are two bedrooms one being a double with fitted wardrobes and a single also with fitted wardrobe. There is a shower/w.c .

Kingswell is like a village in its own right with the communal meeting lounge where many weekly events are held - an ideal time to socialise with the other owners over a cup of tea or coffee.

There are two communal laundry rooms and you will also find a guest bedroom suite that can be hired for visiting guests at a very reasonable rate.

Externally there is parking for residents and guests on a first come basis. There is also a mobility garage for the charging on mobility scooters but availability is not guaranteed and has to be checked.

Kingswell is located opposite Chalk well Park with its green open space & walks, cricket & tennis courts. Aldi supermarket is located just around the corner as are many other local shops, cafes & restaurants.

You will find the beach at the end of Chalk well Avenue where you have the promenade. Chalkwell C2C station is close by and gives access to London in less than an hour.





ROOM DESCRIPTIONS

Entrance Hall - Entryphone. Double storage cupboard. Further walk in storage cupboard with hot water tank.

Lounge - 18'4" (5.6) x 9'7" (2.92) (5.59 x 2.92) Double glazed window overlooks the car parking area. Fitted blinds. Open way to:

Kitchen - 8'3" (2.51) x 5'6" (1.68) (2.51 x 1.68) Fitted with an extensive range of base & eye level units with roll work tops. Space for cooker & fridge/freezer. Wood flooring. Double glazed window over the parking area.

Bedroom 1 - 13'1" (4) x 8'7" (2.62) (3.99 x 2.62) Extensive range of fitted wardrobes to two walls. Double glazed window with fitted blind overlooks the parking area.

Bedroom - 10'1" (3.07) x 6'5" (1.96) (3.70 x 1.96) Built in fitted wardrobe cupboard. Double glazed window with fitted blind overlooks the parking area.

Shower Room - Three-piece white suite comprises Low level w.c. Wash hand basin. Shower cubicle with glass sliding door & wall mounted mains shower heater. Extractor fan.

Garden - Well maintained communal gardens.

MATERIAL INFO

Tenure: Share of Freehold

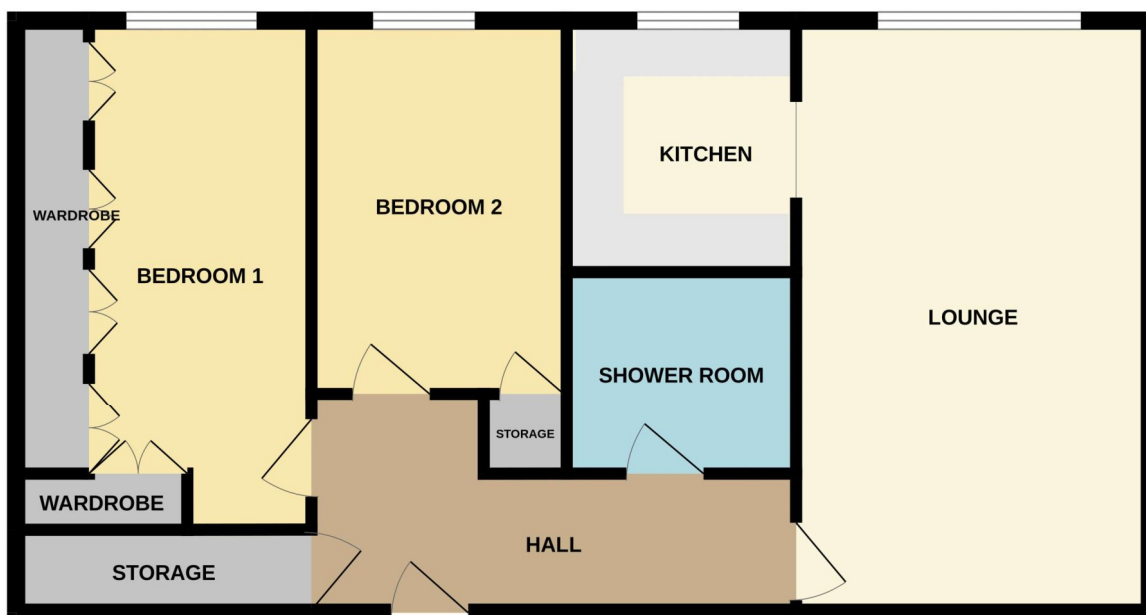
Term: 174 year and 10 months

Service Charge: £2769.28 per annum

Council Tax Band: D

EPC rating: C

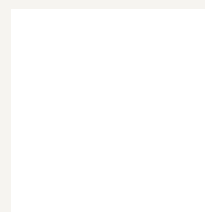
2ND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/LOS250191>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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