



IMPERIAL AVENUE, CHALKWELL HALL ESTATE  
OIEO:-£275,000 LEASEHOLD

## A GROUND FLOOR TWO BEDROOM APARTMENT IN A SOUGHT-AFTER AREA WITH NEW KITCHEN

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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**DESCRIPTION:**

Winkworth of Leigh are delighted to offer for sale a two-bedroom ground floor apartment in a beautiful building full of character. Situated within the prestigious Chalkwell Hall Estate, the property needs redecoration and updating although a new kitchen has been installed.

Within close proximity to Leighs Broadway with its array of shop's, bars, restaurants and boutiques, Chalkwell Park and Chalkwell mainline railway station to London Fenchurch Street. On top of this the sea front is close by, being only a short walk away.

This spacious apartment has great potential to be an ideal first-time purchase and we would advise an internal viewing.

Accommodation: -

Communal entrance door to entrance hall: -

Part glazed door with coloured lead light windows to either side.

Reception Hall: - A spacious hallway. Storage cupboard, high ornate ceilings, dado and picture rails. Door and window to a small inner courtyard.

Lounge/ Diner: - 20'2 x 10'6 widening to 16'. Large bay window to side. Radiator and brick fire place. Walk in cupboard with hot water tank. High ornate ceilings and picture rails.

Kitchen: -11'2 x 6'7 Window to side. Newly fitted kitchen with oven, hob and extractor hood. Stainless steel sink unit and a range of working surfaces with high gloss base and eye level units.

Bathroom: - White suite comprising of bath with shower, wash hand basin and low level wc. Tiling to walls.

Bedroom One: - 14x 11'3 Window to side. Radiator and coving to ceiling. Opening to: -

En-suite: - Obscure window to side. Tiled shower cubicle.

Bedroom Two: - Window to front and borrowed light panel. High level storage cupboards to three walls and radiator.

Exterior: - Parking space.

Agents Note: -

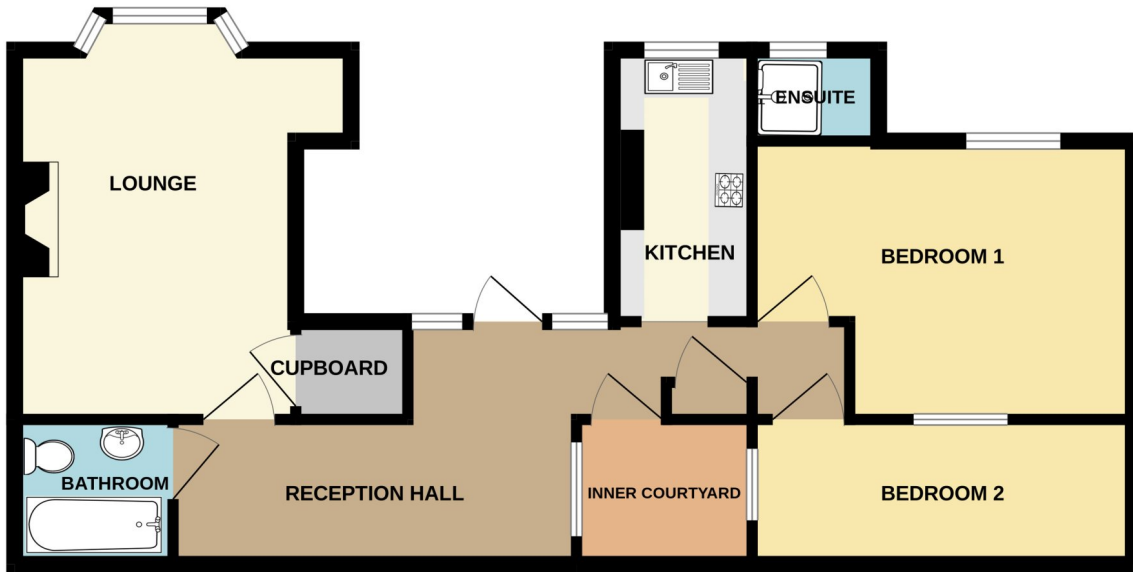
Lease is 199 yrs from 28th July 1981

Ground rent £30 per annum

Service charge is currently £280 per quarter.



# GROUND 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	52	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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