



## Imperial Avenue, Chalkwell

EXCELLENT LOCATION: Castle Estate Agents are pleased to offer FOR SALE this rarely on the market over 55's independent living VERY WELL PRESENTED TWO bedroom GROUND FLOOR RETIREMENT APARTMENT situated in sought after and friendly building. Benefiting from SHARE OF FREEHOLD and a great COMMUNITY.

- 2 Bedroom
- Retirement apartment
- Excellent location
- Communal lounge
- Communal kitchen
- Ground floor
- Over 55's
- Share of freehold
- Communal gardens
- Communal laundry room

**£250,000 Share of Freehold**

## Front aspect

Communal gardens, leading to double entry phone system doors to communal hallway with stairs, lift and hallways to own hardwood front door to:

## Inner hallway

Doors to all rooms, coving, large storage cupboard and airing cupboard, entry phone system, wall mounted electric heater.

## Lounge 19' 6" by 10' 3" (5m 94cm by 3m 12cm), (I)

Double glazed sliding patio doors to rear aspect, coving, power points, tv point, wall mounted storage heater, arch to:

## Kitchen 11' by 5' 2" (3m 35cm by 1m 57cm), (I)

Spot lights, coving, double glazed window to the rear aspect, Grey eye level and base level units, boxed edge work surfaces, composite 1 1/4 bowl sink and single drainer with mixer taps, 4 ring ceramic hob with under oven and over extractor fan, tiled splash backs, power points, integral fridge freezer.

## Bedroom 1 14' 1" by 8' 4" (4m 29cm by 2m 54cm), (I)

Double glazed window to the rear aspect, coving, wall mounted storage heater, power points, fitted wardrobes.

## Bedroom 2 10' 1" by 6' 5" (3m 7cm by 1m 96cm), (I)

Double glazed window to the rear aspect, coving, wall mounted storage heater, power points, storage cupboard.

## Wet shower room

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, shower cubicle with wall mounted electric shower, coving, extractor fan, fully tiled, heated towel rail, extractor fan.

## Communal gardens

Mainly laid to lawn, mature shrub borders, bar b q area and communal parking.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*



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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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