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today on 01268 777400*



ASPIRE



## Southpoint, Sutton Road,, Southend Guide price £230,000

Aspire Estate Agents are pleased to present this stunning apartment, featuring a generously sized open-plan lounge and dining area seamlessly integrated with a modern kitchen. This space is perfect for relaxation and entertainment, whether you're enjoying a quiet night in or hosting friends and family.

The property includes two well-proportioned double bedrooms, each offering comfortable living space. The master bedroom exudes luxury with its en-suite bathroom and opens up to a Juliet balcony. Guide price:  
£230,000 - £260,000

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- + Amazing layout
- + Top floor
- + French doors leading to Juliette balcony
- + One of the best parking spaces
- + Smart bathrooms
- + Huge living space
- + Proximity to Lift: The car park is the closest to the lift, making it convenient to bring in shopping without having to carry it far.
- + En Suite Convenience: The master bedroom features an en suite bathroom, perfect for privacy when guests use the main bathroom. The apartment offers both a bath and a walk-in shower for flexibility.
- + Ideal Sunlight Exposure: Windows face the direction where the sun rises from the left and sets on the right. The flat avoids direct sunlight, keeping it cool during summer. In winter, it heats up quickly with just 10 minutes of the electric heating system, saving on heating costs.
- + Spacious Second Bedroom: The second double room is generously sized, offering plenty of space.
- + Ample Storage: The flat boasts plenty of storage space, keeping it organized and clutter-free.
- + Top Floor Advantage: Being on the top floor means no noise from upstairs neighbors, ensuring a peaceful living environment.
- + The Property: At the heart of this apartment lies a spacious open-plan lounge and dining area, seamlessly connected to a contemporary kitchen. This setup provides the ideal space for both relaxation and entertainment, whether you're enjoying a quiet night in or hosting friends and family. The apartment includes two well-proportioned double bedrooms, each offering ample living space. The master bedroom exudes luxury with its en-suite bathroom and opens onto a private Juliet balcony, creating a perfect spot for your morning coffee or evening relaxation. An ultra-modern main bathroom adds to the apartment's sense of elegance and quality. With plenty of storage solutions throughout, you'll find everything in its place. The property features double glazing and gas central

heating, ensuring comfort and energy efficiency. Internal elevator access makes navigating the building effortless, enhancing your overall living experience.

+ Exterior: This property includes the convenience of a secure underground car park, complete with an allocated parking space. Your vehicle will always have a safe, sheltered home within this well-maintained development.

+ Lease: The leasehold for this property offers 118 years of tenure, providing long-term peace of mind.

+ Location: Southpoint is conveniently located close to Southend City Centre, placing excellent local amenities within easy reach. You'll also benefit from fantastic transport links, making it easy to explore the area and beyond.

+ Overview: In conclusion, this 2-bedroom apartment in Southend-on-Sea offers modern, spacious living, ideal for those seeking a contemporary lifestyle. The convenience of an allocated parking space, double glazing, and gas central heating ensures comfortable living. The property's proximity to the City Centre further enhances its appeal, with everything you need nearby. Don't miss the chance to make this your new home. Call today to schedule a viewing!

### **Entrance Hall Way**

### **Kitchen/ Dining Room**

23'8 x 13'1 (7.21m x 3.99m )

### **Bathroom**

6'10 x 6'5 (2.08m x 1.96m )

### **Master Bedroom**

15'8 x 9'7 (4.78m x 2.92m )

### **En-Suite**

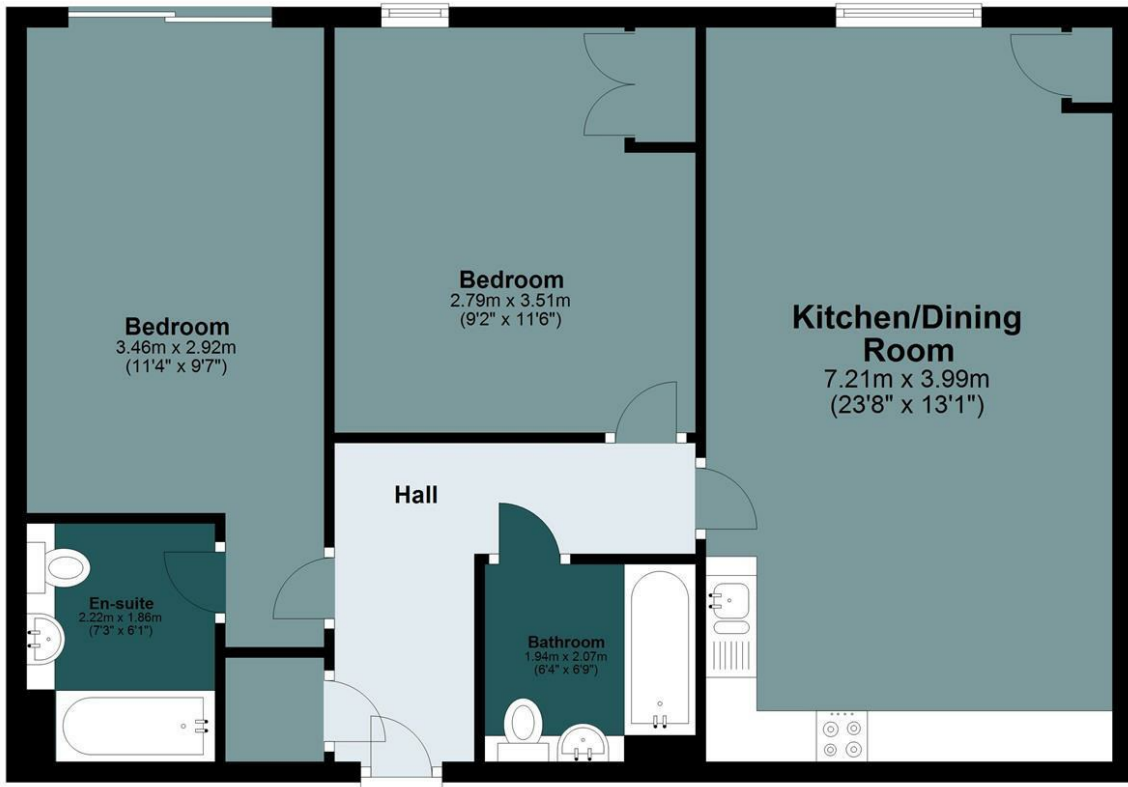
7'3 x 6'1 (2.21m x 1.85m )

### **Second Bedroom**

11'6 9'2 (3.51m 2.79m )

## Ground Floor

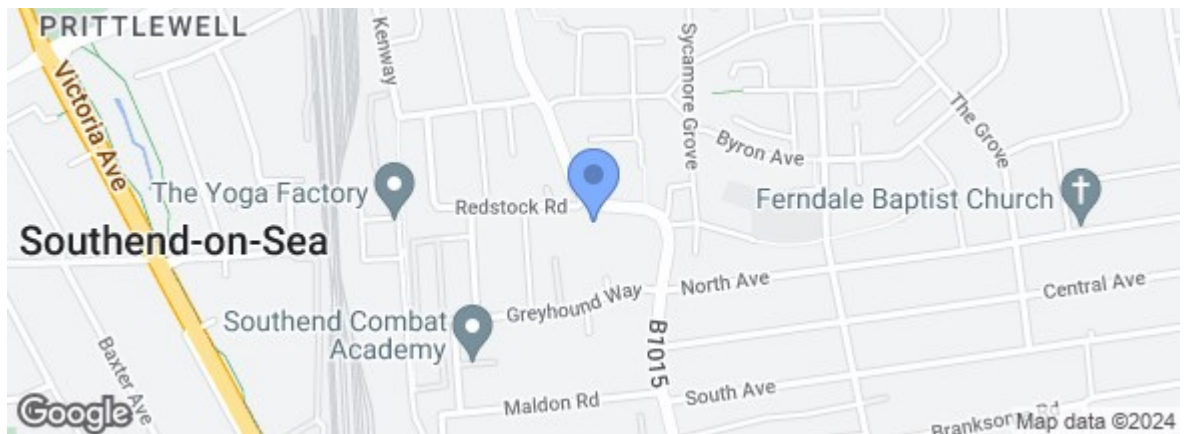
Approx. 68.5 sq. metres (737.2 sq. feet)



Total area: approx. 68.5 sq. metres (737.2 sq. feet)

## Sutton Road

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			



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