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today on 01268 777400**



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Picketts Avenue, Leigh-On-Sea Guide price £250,000

GUIDE PRICE £250,000 - £260,000. Located in Leigh-on-Sea, is this impressive two double bedroom apartment with share of freehold which offers a perfect blend of comfort and convenience. Discover the spacious living areas complemented by natural light, creating a welcoming atmosphere throughout. The well-proportioned bedrooms ensure ample space for relaxation,. Convenience is key with off-street parking available, providing both security and ease of access to your car. Local shops and amenities are within easy reach, including a range of vibrant cafes, restaurants, and boutiques. For those who travel frequently, Southend Airport is conveniently close by. Excellent transport links further enhance accessibility to surrounding areas. Families will appreciate the apartment's proximity to both Southend and Westcliff Grammar Schools, offering peace of mind and convenience for education. This apartment presents an exceptional opportunity to enjoy comfortable living in a highly desirable location. Contact us today to arrange a viewing and discover your new home in Leigh-on-Sea.

www.aspireestateagents.co.uk

Communal Hallway

Ground Floor Entrance Hallway

Landing

Lounge

16'0" > 13'5" x 16'0" (4.9 > 4.1 x 4.9)

Kitchen

11'9" x 10'11" (3.6 x 3.35)

Bedroom 1

13'5" x 12'1" (4.1 x 3.7)

Bedroom 2

11'4" x 12'11" (3.46 x 3.95)

Bathroom

6'1" x 5'7" (1.86 x 1.71)

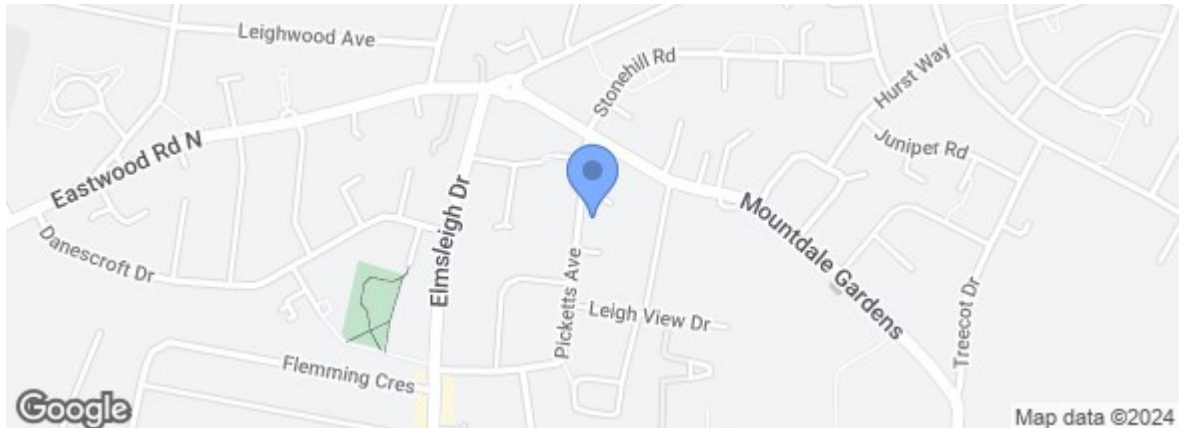
Parking Space

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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.
Made with Metropix (c)2024

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.