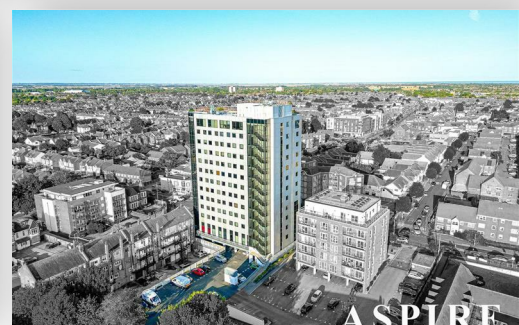


To arrange a viewing contact us  
today on 01268 777400



## Southchurch Avenue, Southend-On-Sea Guide price £220,000

Aspire Estate Agents are thrilled to present this stunning, fully refurbished ground floor apartment, offering two generously sized double bedrooms and two convenient parking spaces. Located in a highly sought-after and iconic building near Southend City Centre, this property boasts a luxurious interior, perfect for those seeking style and comfort.

In addition to its impressive features, the apartment is ideally situated within close proximity to three train stations—Southend Central, Southend Victoria, and Westcliff—making it perfect for commuters or those who value easy access to public transport. These stations offer excellent links to London and surrounding areas, adding to the property's appeal as a fantastic first-time buy or investment opportunity.

With breathtaking views of the local area, this home is a true gem, combining convenience, location, and modern living in one desirable package. Don't miss the chance to make this beautiful apartment your own!

For more information or to arrange a viewing, call Aspire Estate Agents on 01268 777 400.

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## GROUND FLOOR

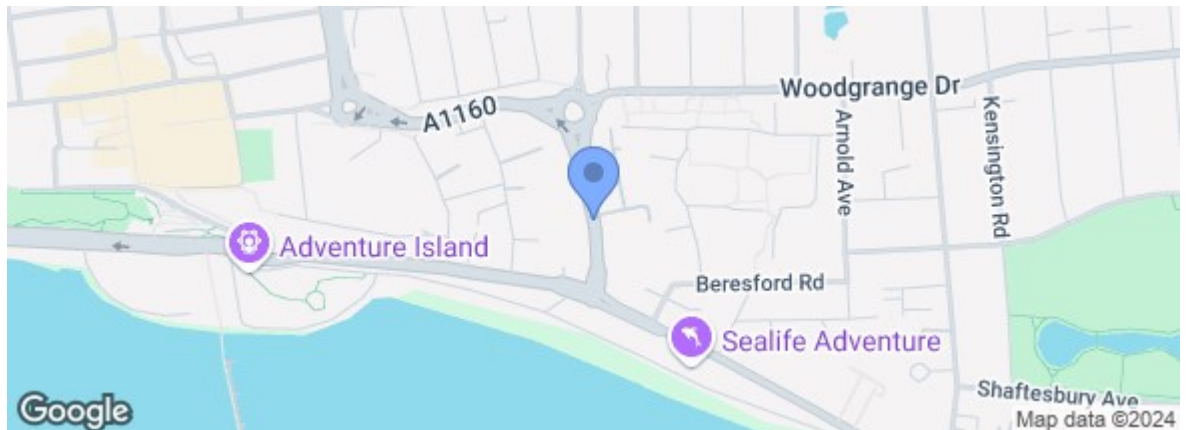


## 1ST FLOOR



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**SOUTHEND-ON-SEA**  
 ↔ x2 ↔ x1

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		45	45
(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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