

*To arrange a viewing contact us  
today on 01268 777400*



**, Canvey Island Prices from £415,000**

**\*\* Calling all over 50s \*\***

Aspire Estate Agents are delighted to have partnered with Sandy Bay to bring you The Kensington This new build home situated on Sandy bay has access to all of the parks amenities such as onsite Shop, Swimming pool and community hub.

For more information or to arrange a site viewing please email or phone our office to book your appointment now.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **Construction**

- Built to BS 3632 residential standard
- Protected by a 10-year GoldShield structural warranty
- Pitched tiled roof (tiles guaranteed for 40 years)
- uPVC double glazing (10-year frame warranty + 5-year glazing warranty)
- Clad in Timberwolf CanExel as standard
- Gas central heating

## **Living Space**

- Vaulted entrance hall with cloak cupboard
- Spacious lounge with comfortable furnishings, a feature fireplace and French doors leading to external decking
- 3-piece lounge suite with scatter cushions
- Fitted TV unit and coffee table and lamp table
- Study

### **Kitchen and Dining**

- Dining and kitchen areas. Dining table

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- Designer inspired kitchen with integrated dishwasher, washing machine, fridge freezer, oven and microwave
- Utility room
- Hob with extractor hood

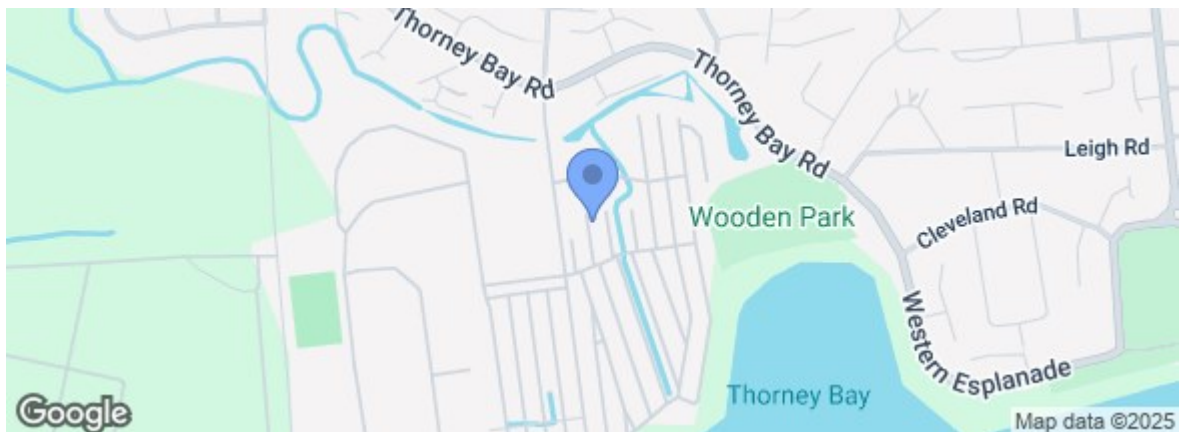
## **Bedrooms and Bathrooms**

- Master double bedroom with wall-mounted headboards and scatter cushions
- Walk-in wardrobe
- Freestanding bedside cabinets, dressing table and TV point
- En-suite shower room with shower cubicle, low level W.C. and basin with vanity mirror
- Bedroom 2 with double bed, bedside cabinets and fitted wardrobe
- Main bathroom with bath, overhead shower and screen, low level W.C., basin with vanity mirror and towel warmer

## Floor Plan



| 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                                                       |  |                         |           |
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| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.