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today on 01268 777400**



## High Street, Canvey Island £170,000

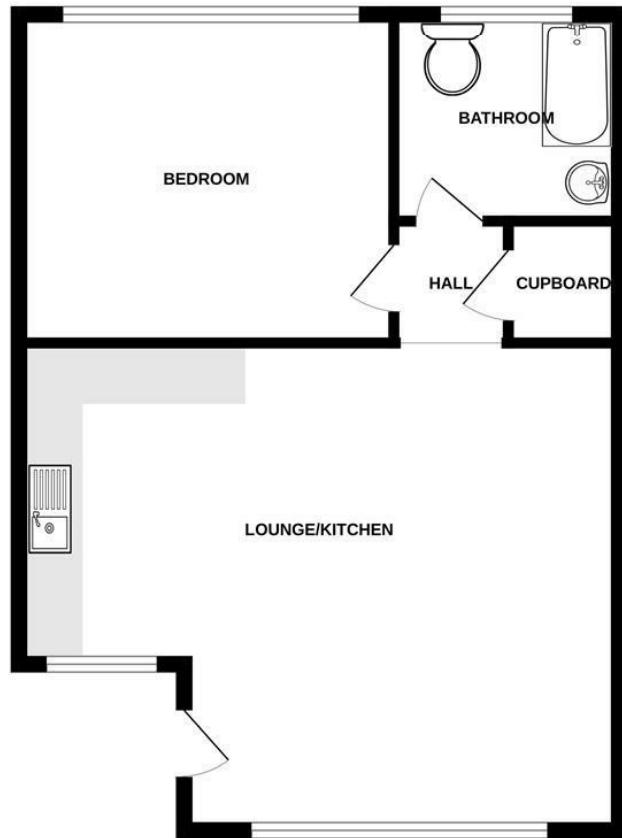
Aspire presents this nicely presented one-bedroom flat, offered with no onward chain, and ideally located just a short distance from Canvey Town Centre with its excellent range of shops, amenities, and transport links.

The property offers well-planned accommodation comprising a Kitchen/Lounge, inner hallway, modern bathroom, and a well-proportioned double bedroom. Further highlights include a modern fitted kitchen and a garage in block, making this a fantastic purchase for first-time buyers, investors, or anyone looking to downsize.

The property is finished to a good standard throughout and further benefits from a garage located on block. An excellent opportunity for first-time buyers or investors alike.

**Location:** Ideally situated just a stone's throw from Canvey Town Centre, the property enjoys easy access to a range of local shops, amenities, and transport links, making it a convenient and sought-after position.

## GROUND FLOOR

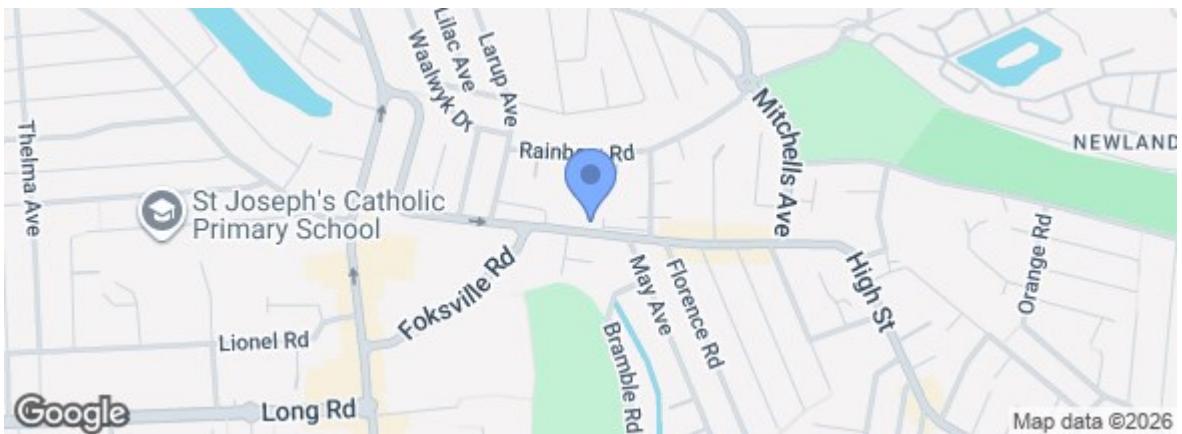


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(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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