

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



## Arterial Road, Rayleigh Offers in the region of £230,000

Aspire Estate Agents New Homes – Top Floor Apartment, Ideal for First-Time Buyers - We are delighted to present this beautifully presented top-floor apartment, offering an excellent opportunity for first-time buyers to step onto the property ladder. The contemporary design is reflected throughout, complemented by warm tones and stylish wooden accents, creating a welcoming and modern living environment.

The apartment boasts a generous open-plan layout, featuring a spacious lounge and a sleek, modern kitchen – perfect for both relaxing and entertaining. The large, bright master bedroom comfortably accommodates a double bed and additional furniture and benefits from a private en-suite, providing a peaceful retreat at the end of the day. A second bedroom offers versatility for guests or a home office, while a modern bathroom with contemporary fixtures completes the accommodation.

Additional benefits include an allocated parking space and excellent access to nearby amenities. Transport links are superb, with the A127 close by, Southend Airport and Rayleigh mainline station just a short drive away, and local shops within easy walking distance.

Perfect for those seeking modern, low-maintenance living in a convenient location, this apartment is not to be missed. Call the team today to arrange a viewing.

To arrange a viewing or request further details, please contact: Kash Martin – Associate Director Aspire Estate Agents.

Accommodation:

Open-Plan Lounge / Kitchen: 19'6" x 15'4"

Master Bedroom: 14'6" x 10'7"

En-Suite to Master Bedroom

Bedroom Two: 12'5" x 12'1"

Bathroom

Parking: Allocated space

Nearest Stations:

Rayleigh Station – 0.8 miles

Benfleet Station – 2.7 miles

Leigh-on-Sea Station – 3.2 miles

Nearest Schools:

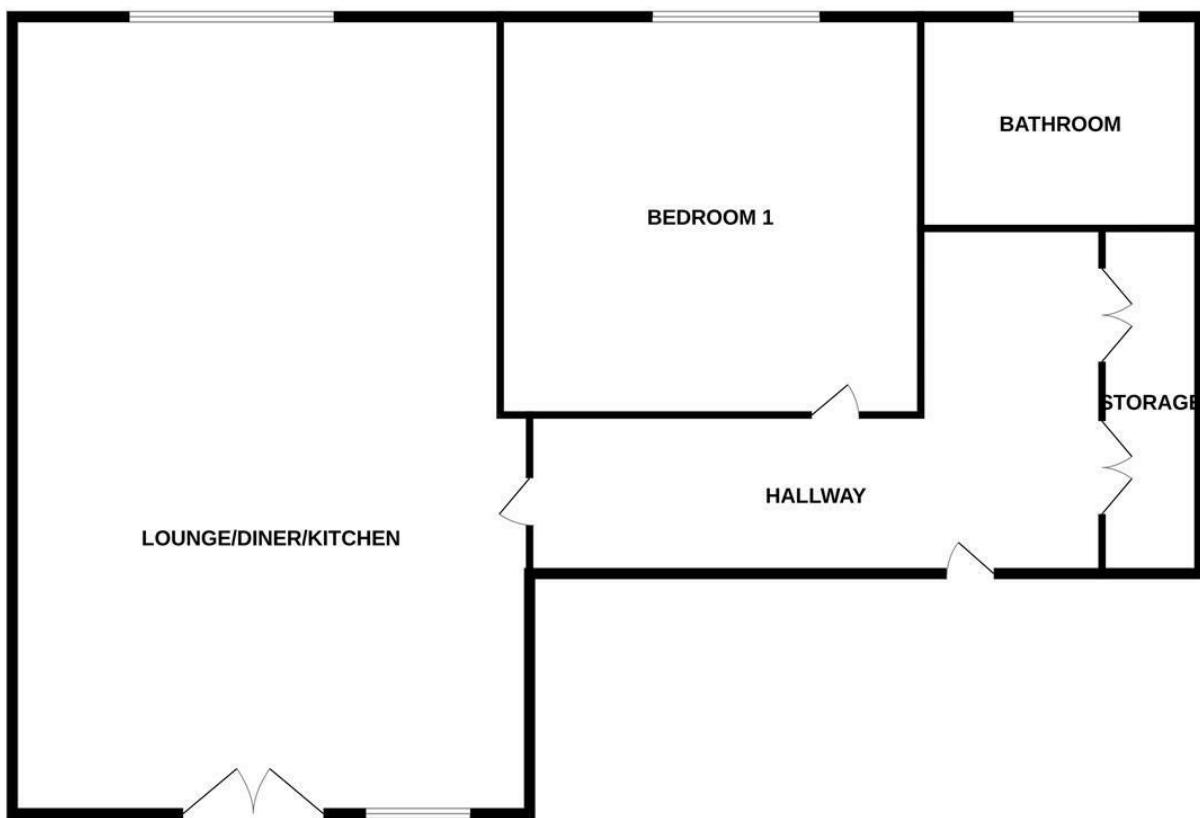
Cedar Hall School, Ofsted: Good – 0.7 miles

Rayleigh Primary School, Ofsted: Good – 0.6 miles

The Deanes, Ofsted: Good – 0.7 miles

Thundersley Primary School, Ofsted: Good – 0.8 miles

GROUND FLOOR  
2201 sq.ft. (204.5 sq.m.) approx.



TOTAL FLOOR AREA: 2201 sq.ft. (204.5 sq.m.) approx.

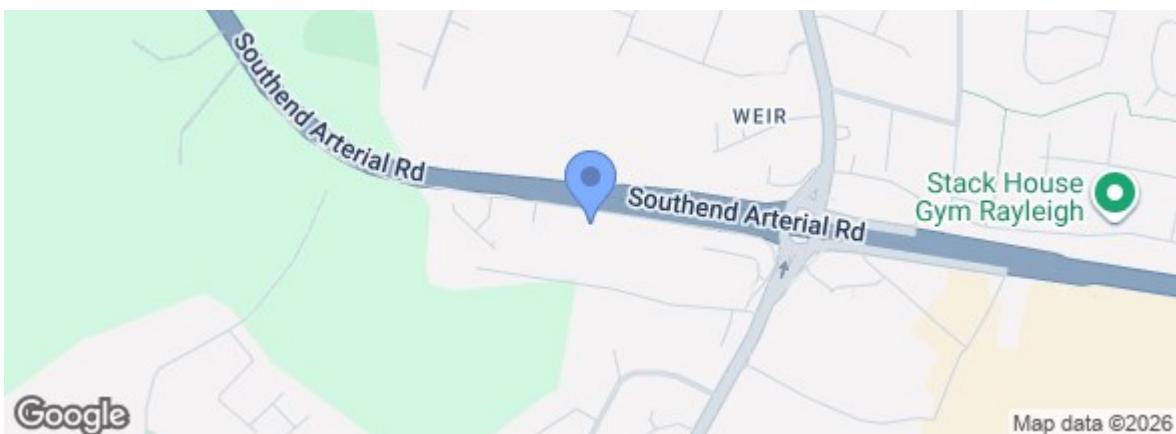
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other internal apertures are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	95
(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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