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Kings Park



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## Kingsmere Close, Kings Park, Canvey Island Guide price £325 000

Aspire are delighted to present this exquisite park home, nestled in its own secluded enclave with idyllic views overlooking a charming fishing lake, providing a serene and secure living environment. Situated within a welcoming and close-knit community, this exclusive residence is part of a meticulously maintained 70-acre gated park, tailored for individuals over 50's, offering a harmonious blend of peace, tranquillity, and companionship, all within easy reach of essential amenities.

Stepping inside, you are greeted by a sense of spaciousness and refinement, highlighted by the open-plan layout featuring a modern kitchen/diner seamlessly integrated with the lounge area, which extends to the front with French doors opening onto a generously sized decking area and private rear garden space. The home comprises two well-proportioned bedrooms, both boasting fitted wardrobes, with the master bedroom benefiting from a contemporary three-piece en-suite bathroom. Completing the internal layout is a sleek three-piece family bathroom, adding to the home's allure and functionality.

Outside, the property offers convenient off-street parking and a private fenced area, complemented by a substantial storage shed, providing ample space for outdoor essentials. With its serene surroundings, thoughtful design, and array of amenities, this park home offers a truly exceptional living experience for those seeking comfort and relaxation in a tranquil setting.

Guide £325,000 to £350,000

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

Tenure: Leasehold

Service Charge: £285.84 per month

Lounge

19'0 X 11'2 ( 5.78M X 3.78M )

Kitchen/diner

19'0 X 12'5 ( 5.78M X 3.78M )

Bedroom 1

13'1 X 9'7 ( 3.99M X 2.91M )

En-suite

6'7 x 6'0

Bedroom 2

13'1 X 9'2 ( 3.99M X 2.79M )

Bathroom

8'3 x 6'5 ( 2.52M X 1.96M )

Balcony/Decking

19'0 x 10'5 ( 5.78m x 3.17m )

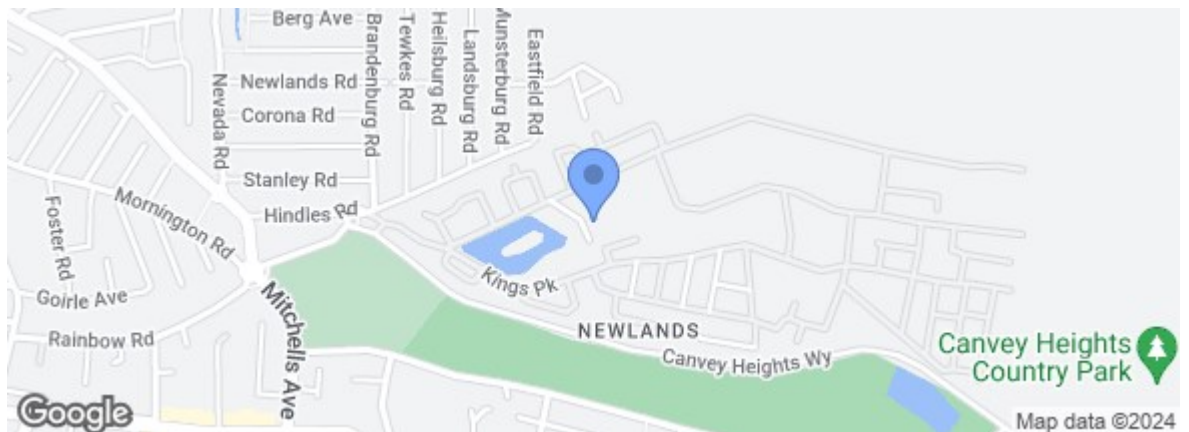
**Ground Floor**

Approx. 79.2 sq. metres (853.0 sq. feet)



Total area: approx. 79.2 sq. metres (853.0 sq. feet)  
**Kingsmere Close**

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		
(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	



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.