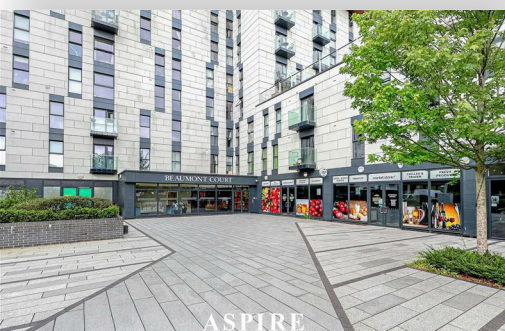


To arrange a viewing contact us
today on 01268 777400



Victoria Avenue, Southend-On-Sea Offers in the region of £210 000

Aspire are pleased to present this stylish and contemporary two bedroom first floor apartment, ideally situated within a modern development in the heart of Southend-on-Sea.

Offering spacious and well-designed accommodation throughout, this impressive apartment is perfectly suited to first-time buyers, commuters, investors or those looking to downsize without compromising on convenience or lifestyle.

The heart of the home is the bright and spacious open plan lounge, dining and kitchen area, creating a fantastic space for both everyday living and entertaining. Large windows allow natural light to flood the room, enhancing the sense of space and providing a welcoming environment throughout the day.

Both bedrooms are generous doubles, with the principal bedroom offering excellent proportions and ample space for wardrobes and additional furniture. The second bedroom is equally versatile and would work perfectly as a guest room, home office or additional bedroom.

Residents benefit from a secure entry system, lift access and an allocated parking space, providing both convenience and peace of mind. A real standout feature of the development is the exclusive residents' gymnasium and beautifully maintained communal roof terrace, offering additional lifestyle benefits rarely found in apartment living.

The location is exceptional for commuters, with Southend's mainline railway stations within easy walking distance, providing direct links into London. Southend City Centre is also nearby, offering a wide range of shopping facilities, restaurants, cafés and leisure amenities, whilst the seafront is within easy reach for those looking to enjoy coastal living.

www.aspireestateagents.co.uk

Entrance Hall

10'8" x 3'11" (3.26 x 1.21)

Kitchen

11'9" x 6'10" (3.60 x 2.09)

Living Room

15'0" x 11'9" (4.59 x 3.60)

Bedroom One

13'9" x 10'4" (4.20 x 3.17)

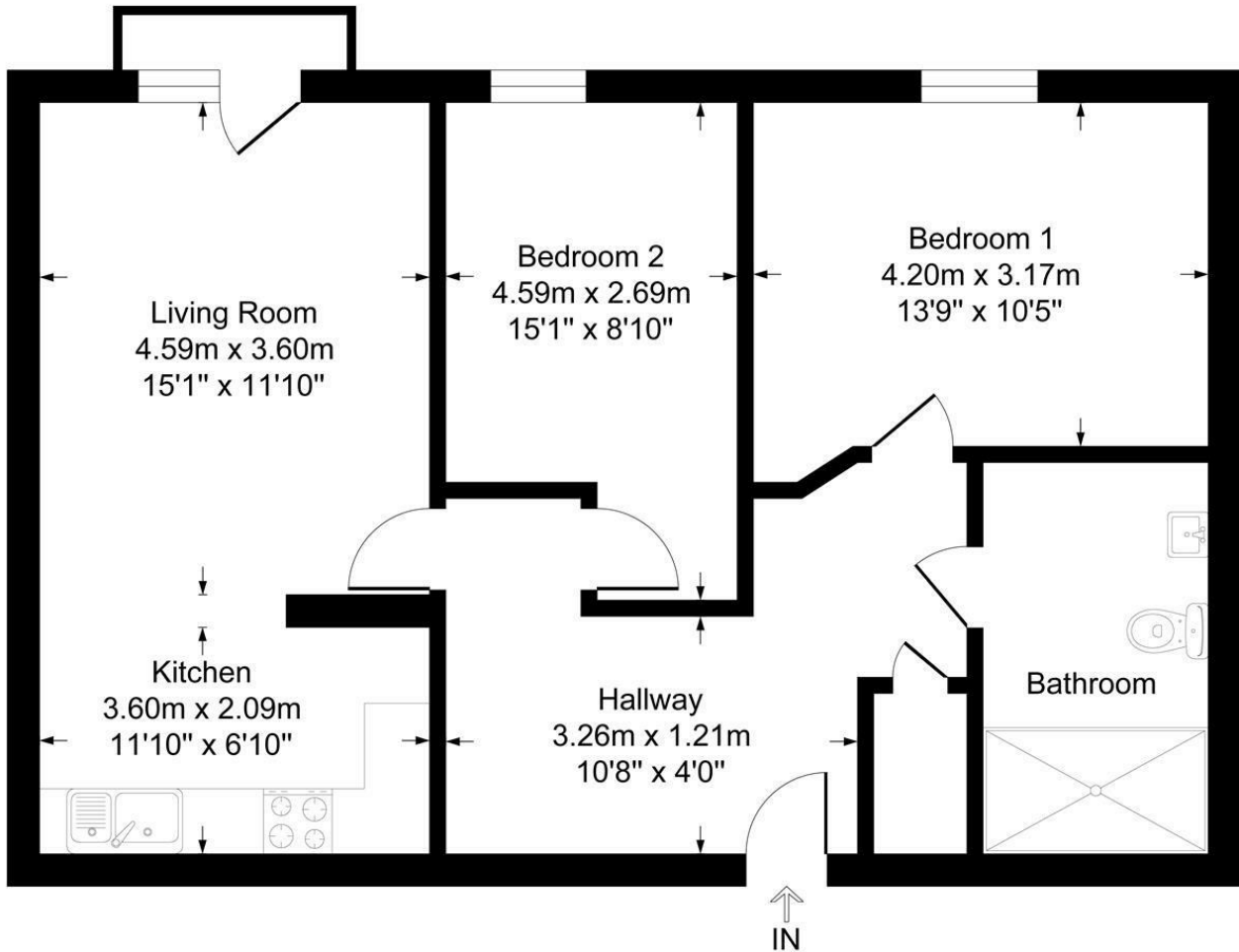
Bedroom Two

15'0" x 8'9" (4.59 x 2.69)

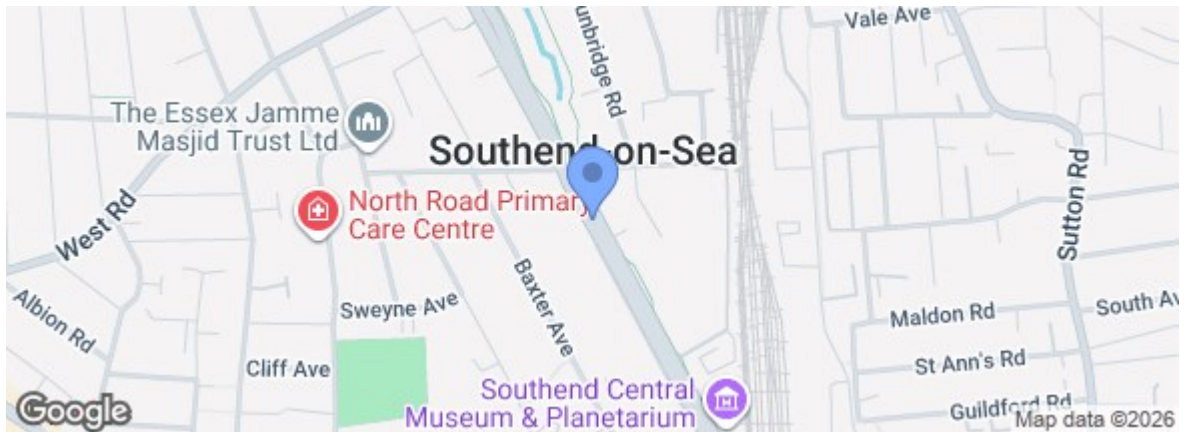
Bathroom**Communal Terrace****Parking****Gymnasium**

Beaumont Court

Approximate Gross Internal Floor Area = 74.7 sq m / 805 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.