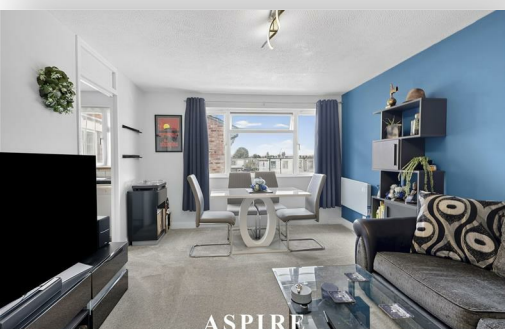


***To arrange a viewing contact us
today on 01268 777400***



Coronation Avenue, Tilbury Guide price £175,000

Aspire Estate Agents Basildon are proud to present this beautifully presented two-bedroom, second-floor apartment, offered with no onward chain.

Ideally located within walking distance of East Tilbury C2C station, providing direct links to London Fenchurch Street, the property is perfect for first-time buyers, commuters and investors.

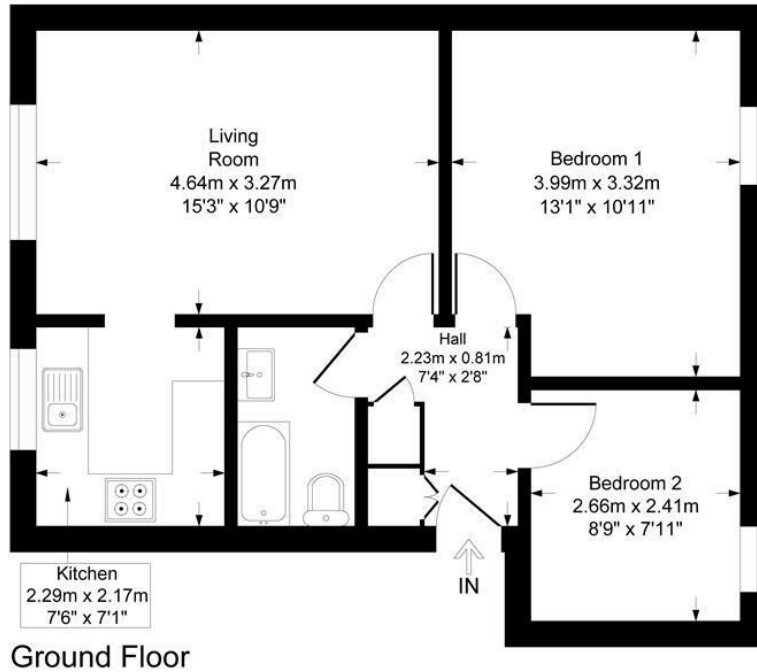
The accommodation includes a bright and spacious lounge/diner, a well-presented fitted kitchen, two generously sized bedrooms and a modern shower room. Further benefits include double glazing, loft access, communal parking and well-maintained communal gardens.

Local shops, schools and everyday amenities are nearby, while the A13, M25 and Dartford Crossing are all easily accessible.

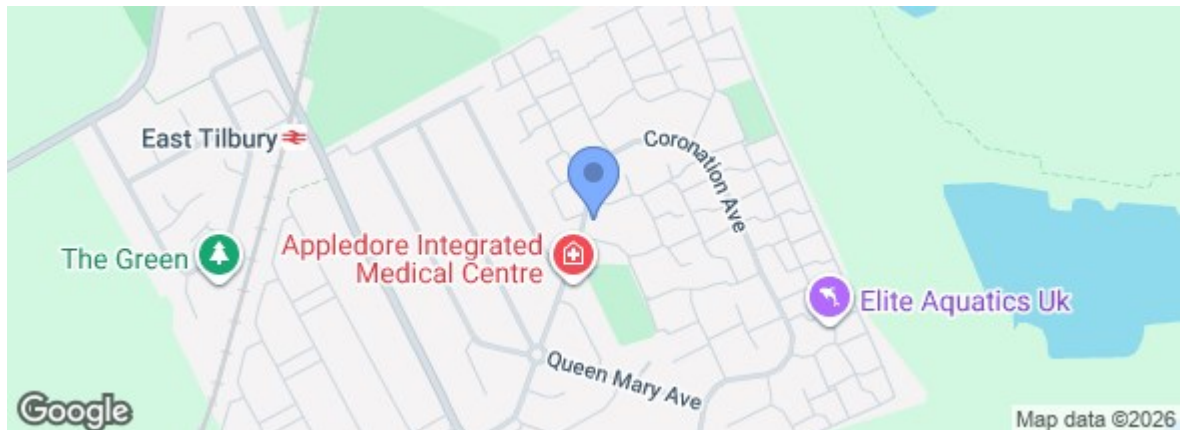
The seller is prepared to begin the lease-extension process. Please speak to a member of our team for further details. An internal viewing is highly recommended.

25 Coronation Avenue

Approximate Gross Internal Floor Area = 48.9 sq m / 526 sq ft



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 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.