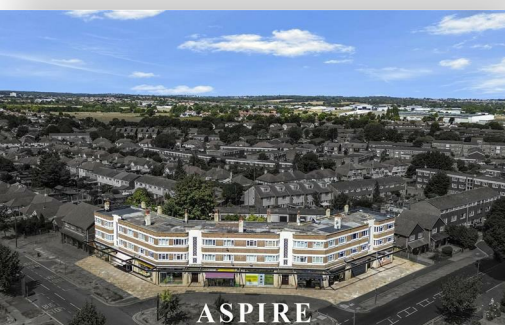


*To arrange a viewing contact us  
today on 01268 777400*



## Manners Way, Southend-On-Sea £240,000

Aspire Estate Agents are delighted to present this spacious and characterful two double bedroom upper floor apartment, occupying a prime position within an attractive Art Deco building. Combining generous living accommodation with timeless architectural charm, this impressive home is ideal for first-time buyers, professionals, downsizers and investors alike.

The apartment offers a welcoming reception hall leading to a bright and spacious lounge with a beautiful half bay window, a fully fitted kitchen with direct access to a rear balcony and stairs down to the communal gardens, two well-proportioned double bedrooms, a family bathroom and the added convenience of a separate WC.

One of the standout features is the exceptionally long lease of approximately 966 years, alongside a share of the freehold, offering excellent long-term security. Residents also benefit from secure entry, well-maintained communal gardens and a highly convenient location close to London Southend Airport, excellent transport links, local shops, parks and everyday amenities.

Offering generous room sizes, period character and outstanding lease terms, this apartment presents a fantastic opportunity to secure a unique home in a sought-after development.

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

## **Hallway**

## **Lounge**

16'7" x 11'10" (5.07 x 3.63)

## **Kitchen**

11'7" x 8'9" (3.54 x 2.68)

## **Bedroom One**

12'10" x 9'4" (3.92 x 2.87)

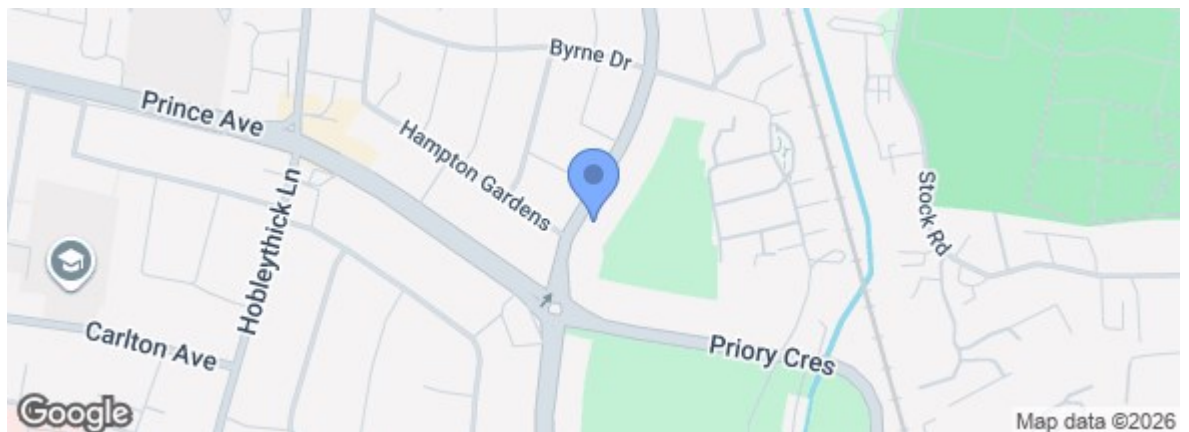
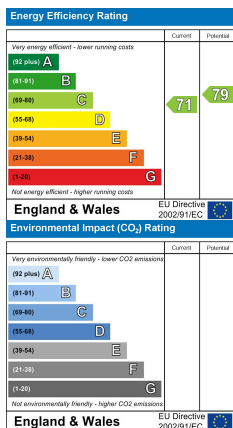
## **Bedroom Two**

11'7" x 8'9" (3.54 x 2.67)

## **Bathroom**

## **Seperate W/C**

## **Communal Gardens**



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.