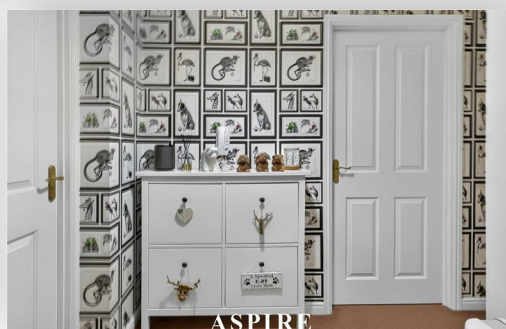


**To arrange a viewing contact us
today on 01268 777400**



Collier Way, Southend-On-Sea Guide price £140,000

*** GUIDE PRICE £140,000 - £150,000 ***

Aspire are delighted to present this beautifully presented one-bedroom ground floor apartment, ideally positioned in a highly convenient coastal location just yards from Southend seafront and within easy reach of Southchurch Park, local amenities and excellent transport links.

The property would make an excellent purchase for first-time buyers, investors or those looking to downsize and enjoy low-maintenance living close to the coast. Being situated on the ground floor, the apartment offers easily accessible and well-proportioned accommodation throughout, complemented by the valuable benefit of an allocated undercover parking space and additional visitors' parking.

Internally, the accommodation begins with a welcoming entrance hallway leading to a spacious lounge, providing plenty of room for comfortable seating and everyday living. From here, access leads into the modern fitted kitchen, offering a good range of storage, worktop space and integrated cooking appliances.

The property provides a well-proportioned double bedroom overlooking the rear, alongside a modern three-piece bathroom with a bath and shower over.

Location is a particular highlight. The seafront is just yards away, making coastal walks and Southend's numerous seafront attractions easily accessible. Southchurch Park is also close by, while Southend East C2C Station is approximately 0.6 miles away, providing direct services towards London Fenchurch Street. Southend City Centre is approximately one mile away, offering a wide variety of shops, restaurants, leisure facilities and amenities.

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Hallway

8'8" x 5'8" (2.66 x 1.73)

Living Room

19'1" x 10'2" (5.84 x 3.11)

Kitchen

9'10" x 5'6" (3.01 x 1.70)

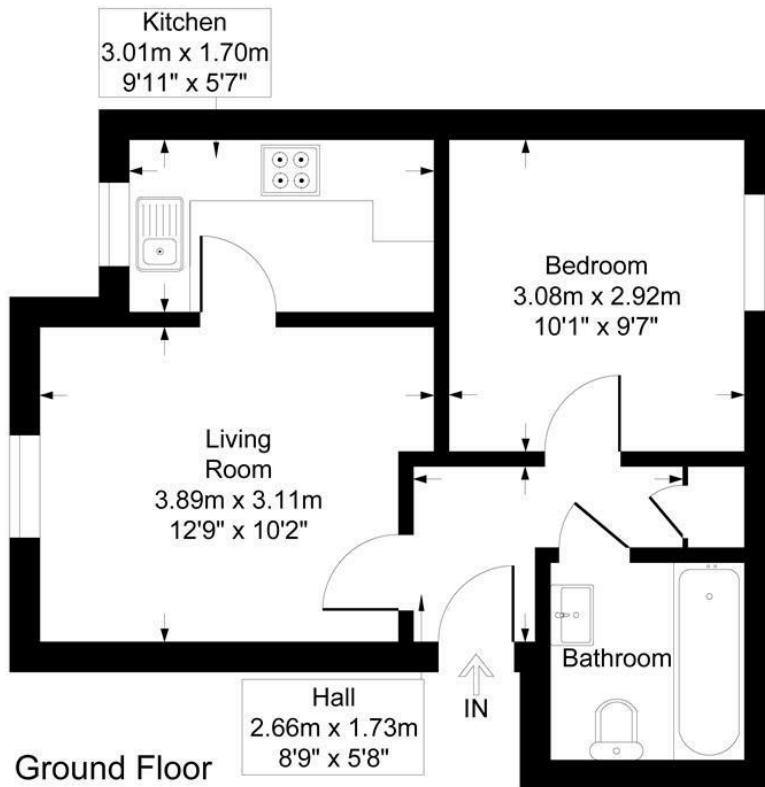
Bedroom

10'1" x 9'6" (3.08 x 2.92)

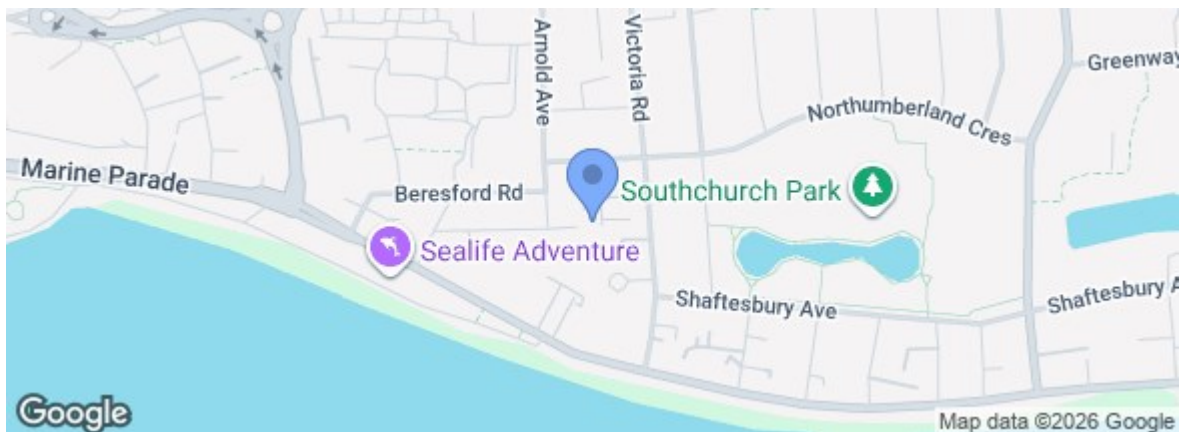
Bathroom

44 Collier Way

Approximate Gross Internal Floor Area = 35.1 sq m / 378 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.