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## Ramuz Drive, Westcliff-On-Sea Guide price £210,000

Aspire Estate Agents are thrilled to present this beautifully refurbished and modernised first floor one-bedroom flat, offering a West-facing balcony and its own fully landscaped private rear garden.

The property has been carefully updated to a high standard throughout and comprises a spacious lounge full of character, a modern fitted kitchen with access to the balcony, a bathroom featuring a corner bath, and a generous double bedroom. Every detail has been thoughtfully finished, ensuring a home that is both stylish and practical.

One of the standout features of this property is its outside space – a private West-facing balcony ideal for enjoying evening sunshine, together with a fully landscaped rear garden that provides a tranquil retreat, perfect for relaxing or entertaining.

The location is equally impressive. The flat is ideally positioned for commuters with Prittlewell Station (0.8 miles), Westcliff Station (0.8 miles) and Southend Victoria Station (0.9 miles) all within easy reach, providing excellent rail links into London and across Essex.

Families and professionals alike will also appreciate the proximity to a great choice of schools. These include Chase High School (Ofsted: Good, 0.3 miles), Southend High School for Boys (Ofsted: Outstanding, 0.4 miles), The Westborough School (Ofsted: Good, 0.3 miles), and Lancaster School (Ofsted: Good, 0.4 miles).

Beyond this, residents benefit from easy access to local shops, cafes, and amenities, while leisure time can be enjoyed in one of the many nearby green spaces such as Chalkwell Park, or along the coastline at Westcliff beach, both just a short distance away.

This property perfectly balances modern living with convenience, making it an ideal first-time purchase, investment, or low-maintenance home in a highly sought-after location.

Entrance Hallway

Landing

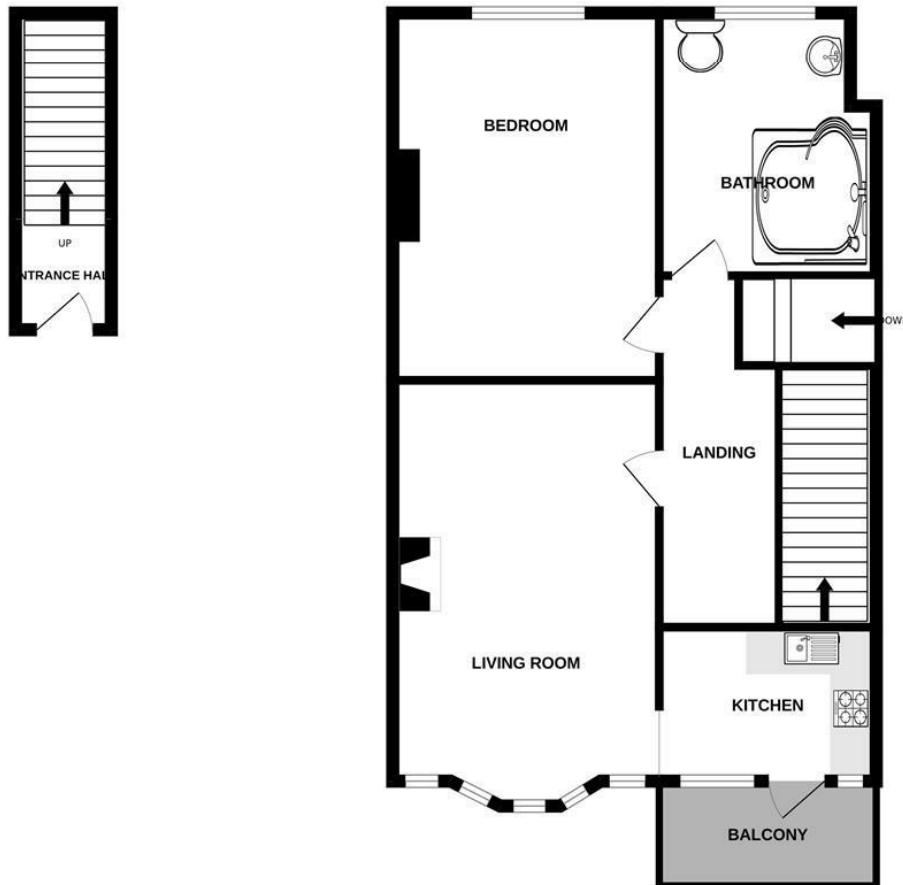
Rear Garden

Kitchen – 7'04" x 8' (2.24m x 2.44m)

Lounge – 12' x 16'02" (3.66m x 4.93m)

Bedroom – 14' x 11'06" (4.27m x 3.51m)

Bathroom – 8' x 7'02" (2.44m x 2.18m)

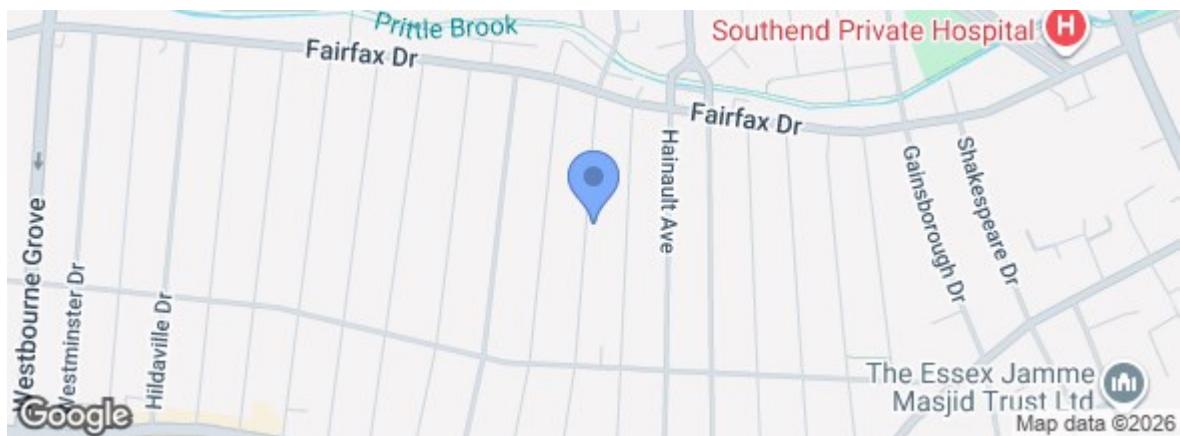


TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E	48	
(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		



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