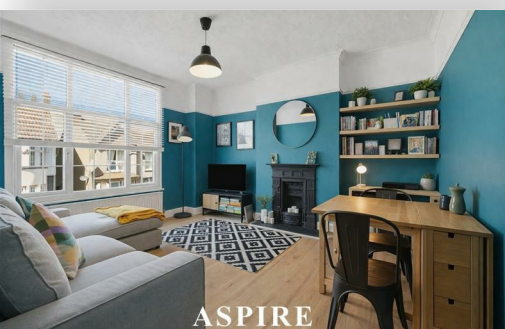


To arrange a viewing contact us
today on 01268 777400



Cotswold Road, Westcliff-On-Sea Guide price £280,000

Aspire Estate Agents are delighted to present this exceptional two double bedroom first floor flat, ideally located on the ever-popular Cotswold Road, Westcliff-on-Sea.

Guide Price £280,000 - £290,000

This beautifully presented home is a true turnkey property, finished to an excellent standard throughout and perfectly suited to modern living. Offering generous proportions, stylish interiors and an abundance of natural light, the property effortlessly combines comfort with contemporary design.

The bright and spacious lounge provides an ideal setting for both relaxing and entertaining, enhanced by a large window and a charming feature fireplace which adds character to the room. The recently renovated kitchen is a standout feature, thoughtfully designed with a range of integrated appliances, ample worktop space and a breakfast bar, creating a sociable and practical space. A door leads directly onto the private balcony.

The accommodation further comprises two well-proportioned double bedrooms, both tastefully decorated and offering comfortable living space, along with a modern three-piece bathroom finished in a clean, contemporary style.

Externally, the property continues to impress with a private balcony, perfect for morning coffee or evening relaxation, with stairs leading down to a low maintenance rear garden. The garden features a decked seating area ideal for entertaining, with the remainder laid to artificial lawn.

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Entrance

Communal entrance with stairs leading to first floor.

Landing

11'9" x 11'7" (3.59m x 3.52m)

Lounge

13'9" x 12'3" (4.18m x 3.74m)

Kitchen

14'11" x 8'3" (4.55m x 2.51m)

Balcony

Accessed via kitchen

Bedroom One

13'4" x 12'4" (4.06m x 3.77m)

Bedroom Two

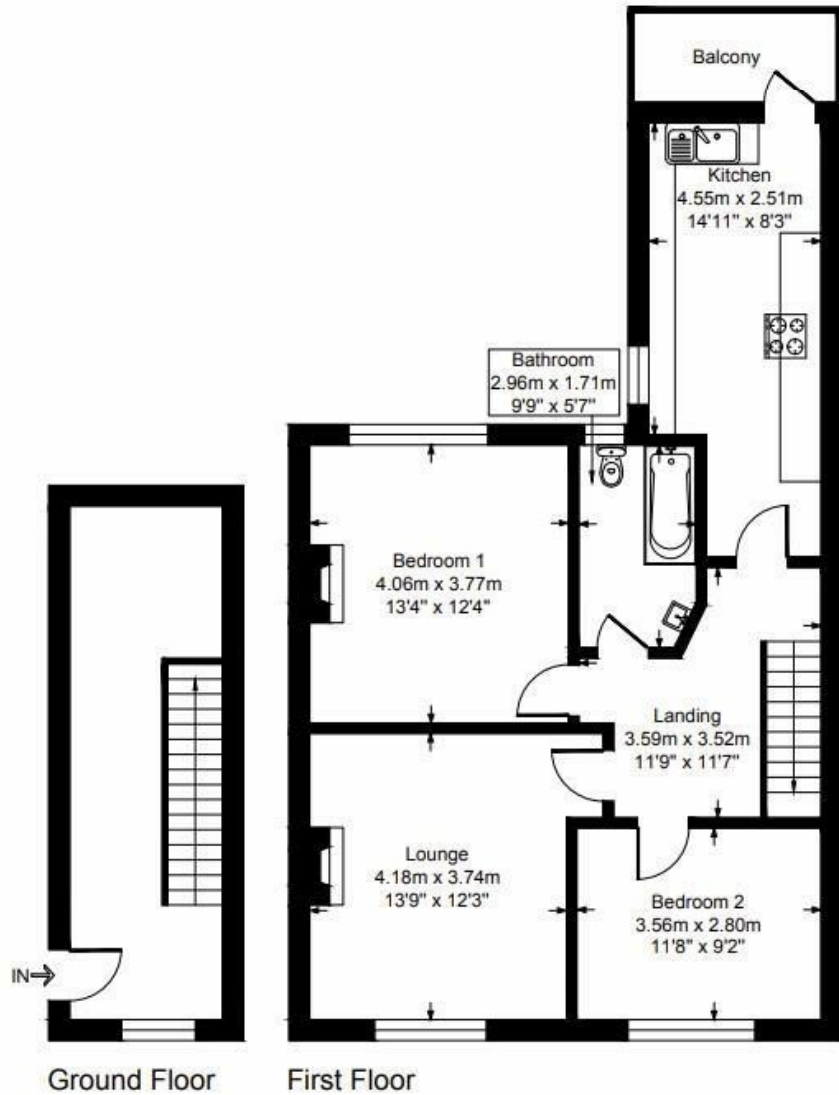
11'8" x 9'2" (3.56m x 2.80m)

Bathroom

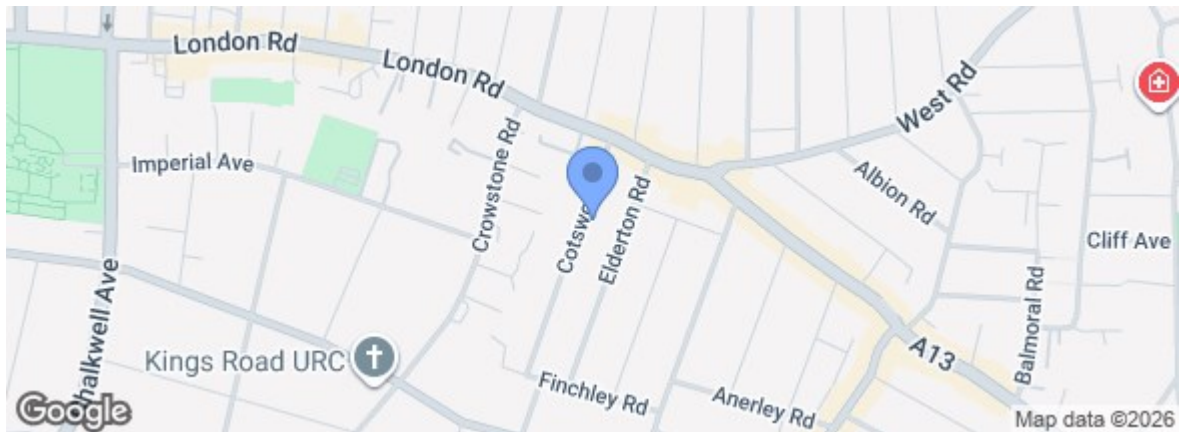
9'9" x 5'7" (2.96m x 1.71m)

Garden

52A Cotswold Road
 Approximate Gross Internal Floor Area = 74.3 sq m / 800 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			79
(55-69) D		56	
(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			
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.