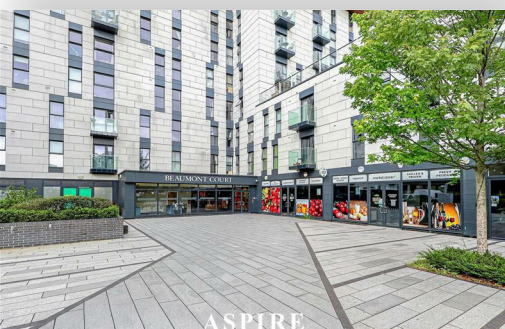
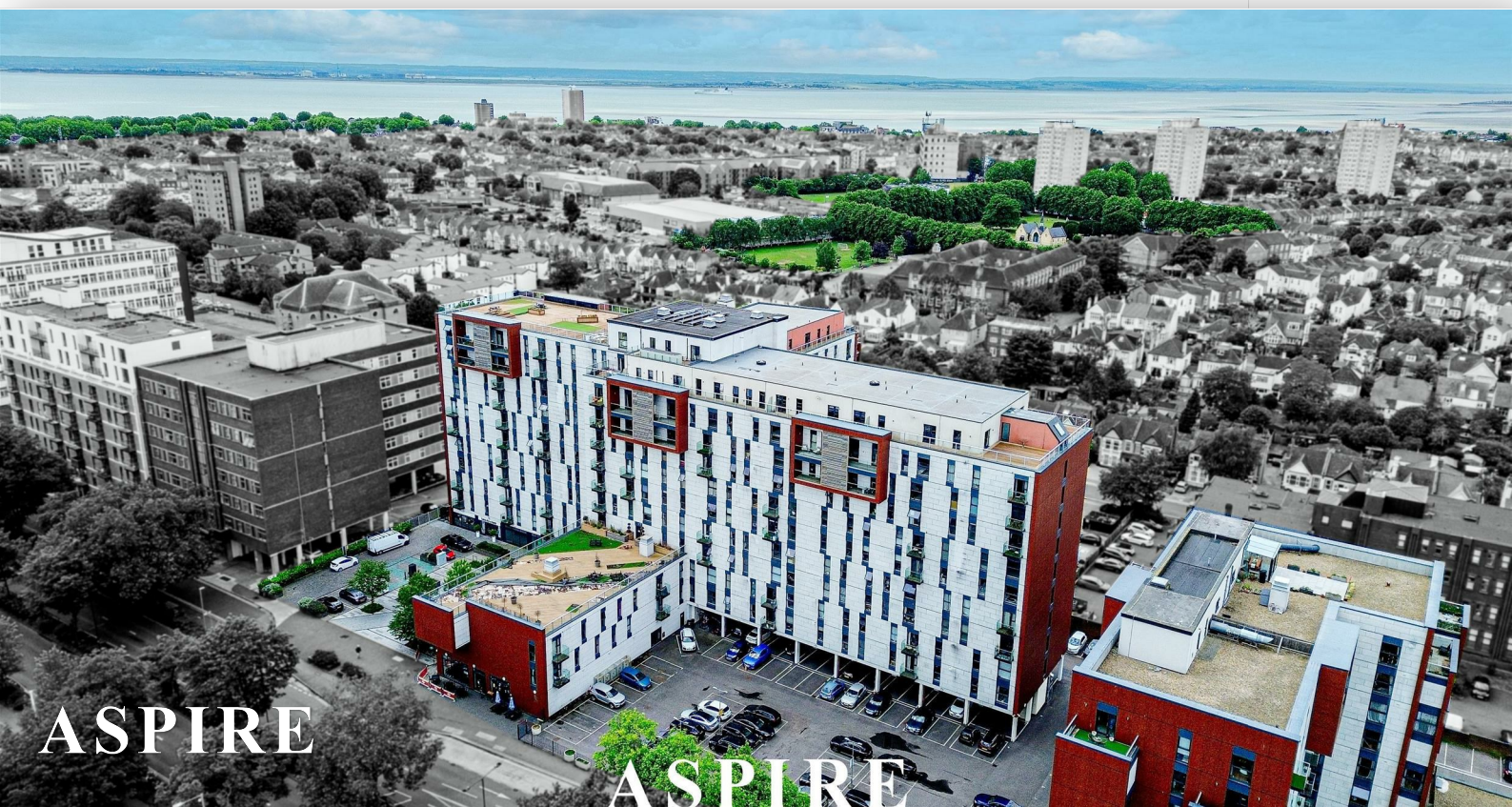


***To arrange a viewing contact us  
today on 01268 777400***



## **Victoria Avenue, Southend-On-Sea Guide price £200,000**

Aspire are pleased to present this stylish and contemporary two bedroom first floor apartment, ideally situated within a modern development in the heart of Southend-on-Sea.

Offering spacious and well-designed accommodation throughout, this impressive apartment is perfectly suited to first-time buyers, commuters, investors or those looking to downsize without compromising on convenience or lifestyle.

The heart of the home is the bright and spacious open plan lounge, dining and kitchen area, creating a fantastic space for both everyday living and entertaining. Large windows allow natural light to flood the room, enhancing the sense of space and providing a welcoming environment throughout the day.

Both bedrooms are generous doubles, with the principal bedroom offering excellent proportions and ample space for wardrobes and additional furniture. The second bedroom is equally versatile and would work perfectly as a guest room, home office or additional bedroom.

Residents benefit from a secure entry system, lift access and an allocated parking space, providing both convenience and peace of mind. A real standout feature of the development is the exclusive residents' gymnasium and beautifully maintained communal roof terrace, offering additional lifestyle benefits rarely found in apartment living.

The location is exceptional for commuters, with Southend's mainline railway stations within easy walking distance, providing direct links into London. Southend City Centre is also nearby, offering a wide range of shopping facilities, restaurants, cafés and leisure amenities, whilst the seafront is within easy reach for those looking to enjoy coastal living.

**Entrance Hall**

10'8" x 3'11" (3.26 x 1.21)

**Kitchen**

11'9" x 6'10" (3.60 x 2.09)

**Living Room**

15'0" x 11'9" (4.59 x 3.60)

**Bedroom One**

13'9" x 10'4" (4.20 x 3.17 )

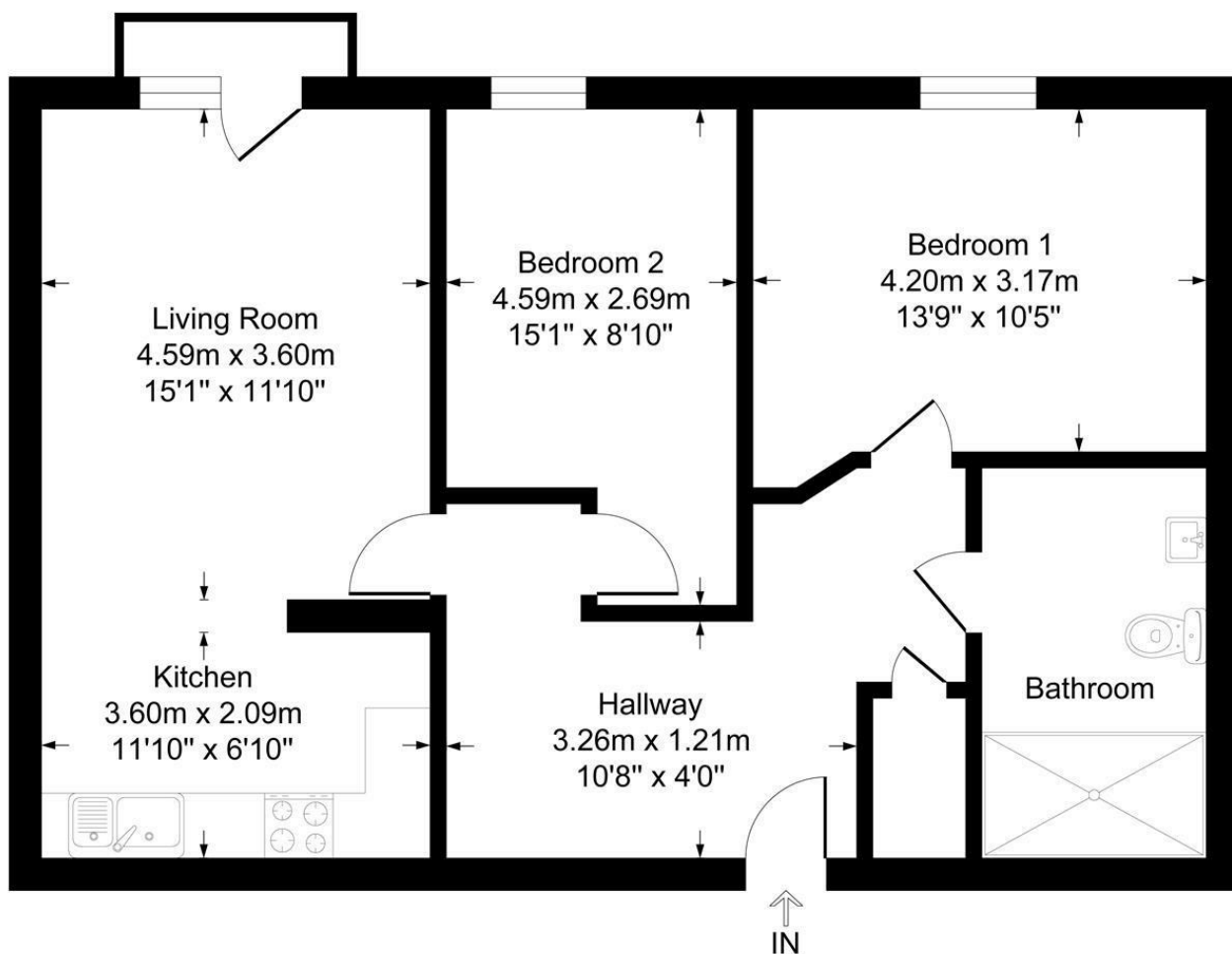
**Bedroom Two**

15'0" x 8'9" (4.59 x 2.69)

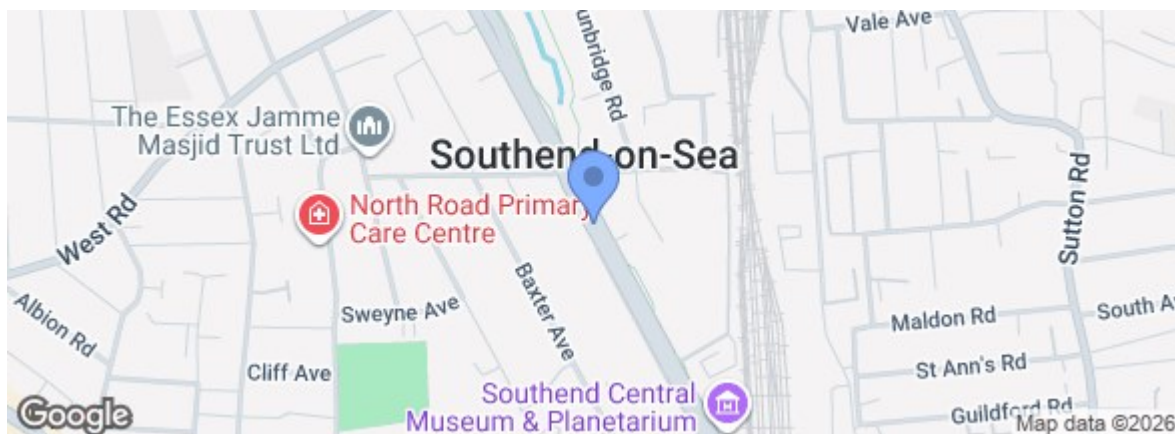
**Bathroom****Communal Terrace****Parking****Gymnasium**

# Beaumont Court

Approximate Gross Internal Floor Area = 74.7 sq m / 805 sq ft



| Energy Efficiency Rating                                        |                   |
|-----------------------------------------------------------------|-------------------|
| Very energy efficient - lower running costs                     | Current Potential |
| (92 plus) A                                                     |                   |
| (81-91) B                                                       | 79 79             |
| (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 <sub>2</sub> ) Rating                  |                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential |
| (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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