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**ASPIRE**



## **Kings Park, Canvey Island Guide price £300,000**

Aspire Estate Agents, take great pleasure in presenting for sale this exquisite and exclusive two-bedroom park home located within the secure confines of the 70-acre gated Kings Park on Canvey Island. This idyllic setting offers tranquility and peace of mind with 24-hour security.

Designed to accommodate individuals over 50, Kings Park fosters a close-knit community atmosphere, featuring amenities such as a clubhouse, bar/restaurant, shop, and a swimming pool, all nestled within communal grounds that include a fishing lake.

Residents can enjoy entertainment options like bingo and quiz nights in the bar/restaurant, and the property allows for the inclusion of two pets for residents.

The luxurious park home itself boasts a spacious and modern fitted kitchen, a generously sized lounge measuring 19'2", an ensuite and walk-in wardrobe in the primary bedroom, and the added convenience of a private garden and driveway for parking numerous vehicles. This property not only provides a comfortable and stylish living space but also grants access to the vibrant community and amenities that Kings Park has to offer.

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

The accommodation includes:

Entrance:

Accessed through a uPVC double glazed door to:

HALL:

Obscure double glazed windows to the front aspect.

Door leading to:

KITCHEN/DINER:

Dimensions: 19' 2" x 15' 5" (5.84m x 4.7m)

Spotlight insets, double glazed windows to the front and rear aspects. Features a range of base and eye-level units, marble working surfaces, an inset stainless steel sink, and an inset 4-ring electric hob with an extractor fan overhead. Additionally, there's a built-in double electric oven, an integrated dishwasher, an integrated wine cooler, and an integrated fridge/freezer. The space also includes provisions for a washing machine and tumble dryer, along with a breakfast bar. Tiled splashbacks, built-in storage cupboards housing the boiler, and two radiators complete the room. A double glazed door leads to the rear aspect, and double opening doors connect to:

LOUNGE

Dimensions: 19' 2" x 13' 3" reducing to 11' 3" (5.84m x 4.04m > 3.43m)

Spotlight insets, double glazed bay windows to the side aspect, and a double glazed door to the front aspect. Features a stylish electric fireplace, and two radiators.

BEDROOM ONE

Dimensions: 10' 7" x 9' 7" (3.23m x 2.92m)

Double glazed bay window to the front aspect, and a radiator. Opens to:

DRESSING ROOM

Spotlight insets, built-in wardrobes, and a door to:

ENSUITE

Dimensions: 6' x 4' 8" (1.83m x 1.42m)

Obscure double glazed window to the rear aspect. Three-piece suite comprising a close-coupled w/c, hand wash basin with storage beneath, and a double shower cubicle with a mixer shower. Chrome heated towel rail, and tiled walls.

BEDROOM TWO

Dimensions: 9' 3" x 8' 6" (2.82m x 2.59m)

Double glazed window to the rear aspect, fitted wardrobes, and a radiator.

BATHROOM

Dimensions: 6' 4" x 5' 5" (1.93m x 1.65m)

Obscure double glazed window to the front aspect. Three-piece suite comprising a close-coupled w/c, hand wash basin with storage beneath, and a panelled bath. Chrome heated towel rail, and tiled walls.

OUTSIDE OF PROPERTY:

To the front, a paved driveway provides off-street parking for numerous vehicles, along with an extensive raised decking area featuring a glass balustrade.

To the rear, there's a lawn area, a brick-built storage shed, and exterior lighting.

Agent's Note:

Charges: £299 per calendar month, inclusive of ground rent and services.

Two pets are permitted.

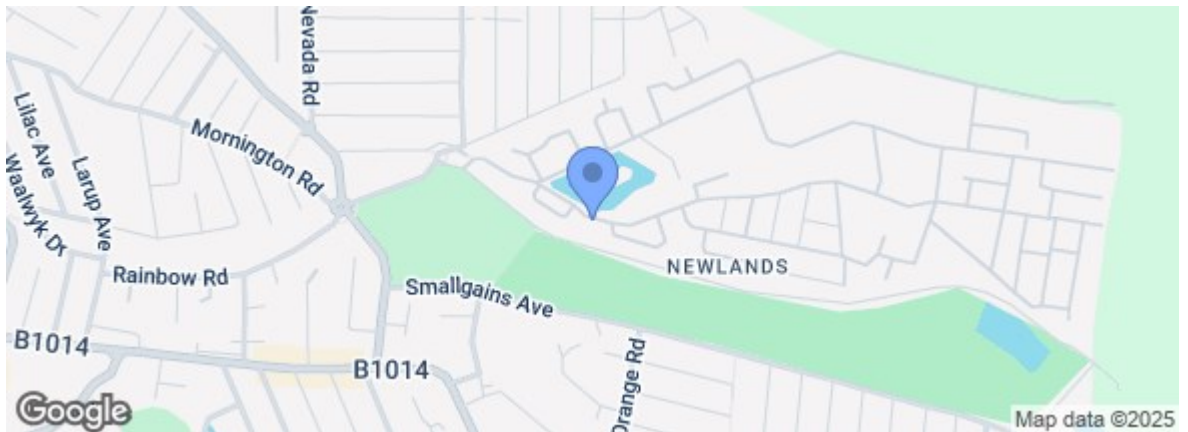
3 years of new build warranty remaining.

GROUND FLOOR  
1940 sq.ft. (180.2 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 appliances 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		
(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		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			



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.