

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



**, Canvey Island Prices from £415,000**

**\*\* Calling all over 50s \*\***

Aspire Estate Agents are delighted to have partnered with Sandy Bay to bring you The Kensington This new build home situated on Sandy bay has access to all of the parks amenities such as onsite Shop, Swimming pool and community hub.

For more information or to arrange a site viewing please email or phone our office to book your appointment now.

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### **Lounge Space**

- Spacious lounge with comfortable furnishings, a feature fireplace and French doors
- Separate lounge with 3-piece lounge suite with scatter cushions
- Bay windows

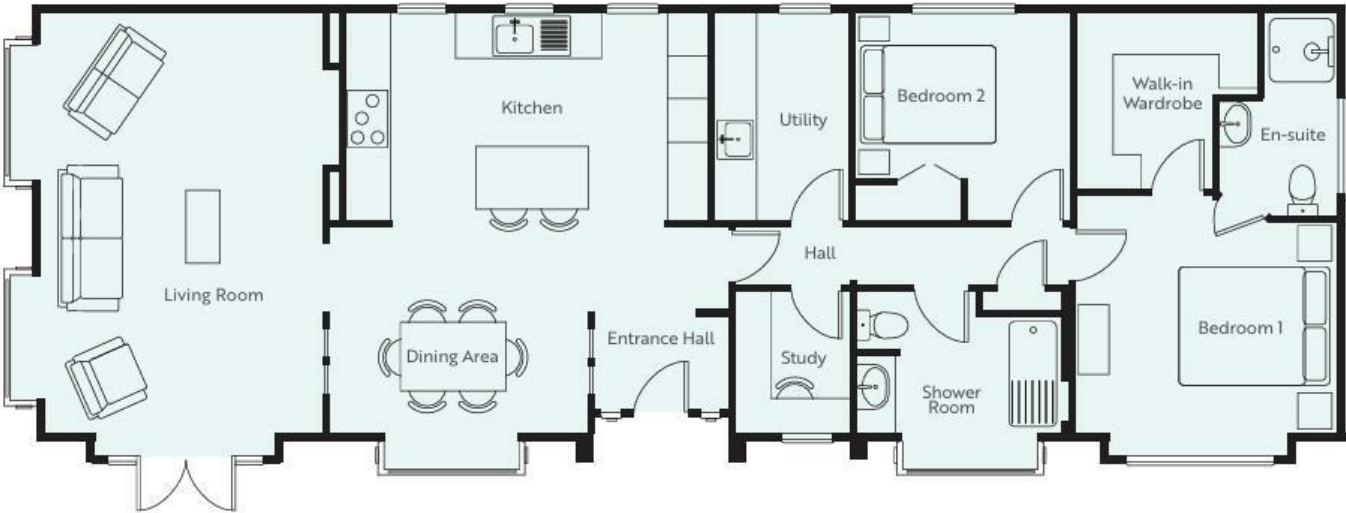
### **Kitchen and Dining room**

- Dining and kitchen areas. Dining table with 6 chairs
- Breakfast bar
- Designer inspired kitchen with integrated dishwasher, washing machine, fridge freezer, oven and microwave
- Hob with extractor hood

### **Bedrooms and Bathrooms**

- Master double bedroom with wall-mounted Headboard and double bed
- Walk-in wardrobe
- Freestanding bedside cabinets, dressing table and TV point
- En-suite shower room with shower cubicle, low level W.C. and basin with towel warmer
- Bedroom 2 with double bed, bedside cabinets and fitted wardrobe
- Main bathroom, tiled with slipper bath, low level W.C., basin with vanity mirror and towel warmer

# Floor Plan



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		



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