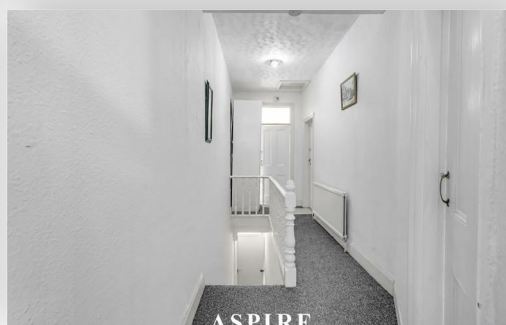
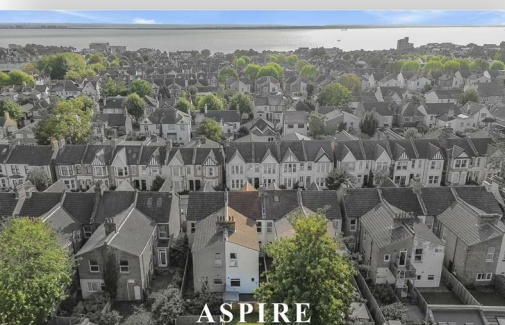


**To arrange a viewing contact us
today on 01268 777400**



Burdett Avenue, Westcliff-On-Sea Offers in the region of £240 000

Aspire are delighted to present this beautifully presented and exceptionally spacious two-bedroom period character flat, ideally positioned for convenient access to Westcliff-on-Sea, Southend City Centre and the seafront.

Combining generous period proportions with stylish modern improvements, the property offers an impressive amount of living space with high ceilings, a large bay-fronted lounge and a striking exposed-brick feature wall in the principal bedroom.

The accommodation includes two well-proportioned bedrooms, a spacious lounge/dining room, separate fitted kitchen and a beautifully finished fully tiled marble-effect bathroom with a contemporary multifunction shower system. Newly fitted carpets further enhance the presentation throughout.

A particularly attractive feature is the private rear garden, providing valuable dedicated outside space rarely found with flats in this location and ideal for relaxing or entertaining.

The property also benefits from an EPC rating of C and a long lease, originally granted for 199 years from 25 March 1983 with approximately 155 years remaining.

Current annual leasehold costs are relatively low at approximately £680 per annum, including £50 ground rent, buildings insurance and administration. There is currently no fixed regular service charge payable.

Permit parking is available along the road and the property is well placed for Westcliff Train Station, local shops, restaurants, everyday amenities and excellent transport links into Southend City Centre and beyond.

Offering generous accommodation, period character, modern improvements, a private garden and an excellent lease, this is a home that should be viewed to be fully appreciated.

www.aspireestateagents.co.uk

Hallway

Landing

25'7" x 5'0" (7.80 x 1.54)

Living Room

15'10" x 14'3" (4.83 x 4.35)

Bedroom One

11'3" x 9'10" (3.45 x 3.02)

Bathroom

Kitchen

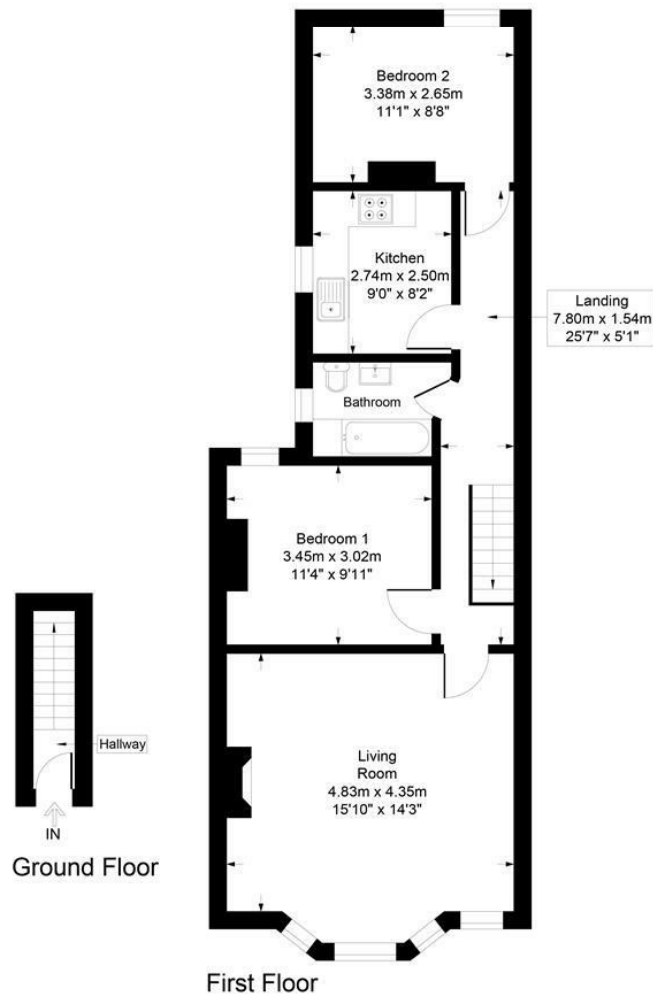
8'11" x 8'2" (2.74 x 2.50)

Bedroom Two

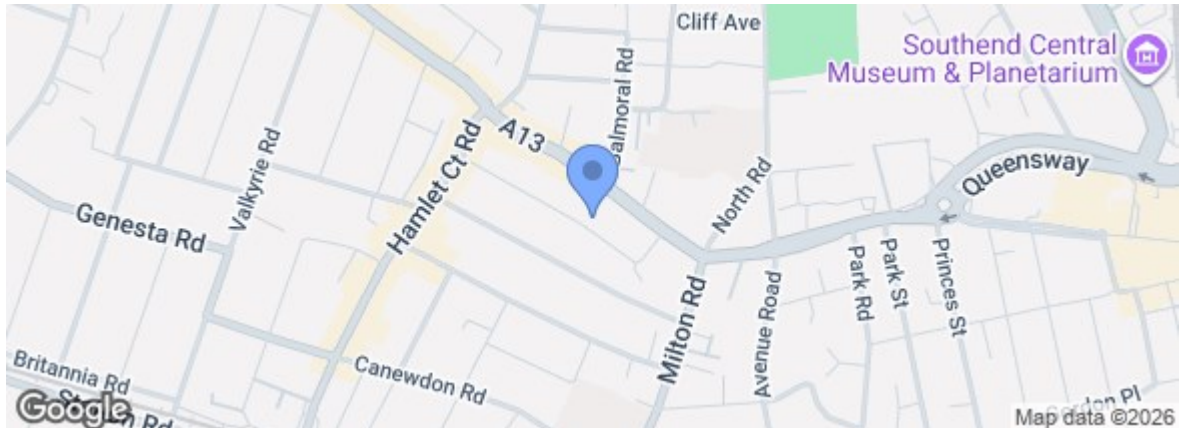
11'1" x 8'8" (3.38 x 2.65)

65 Burdett Avenue

Approximate Gross Internal Floor Area = 64.6 sq m / 695 sq ft



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		70	79
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
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.