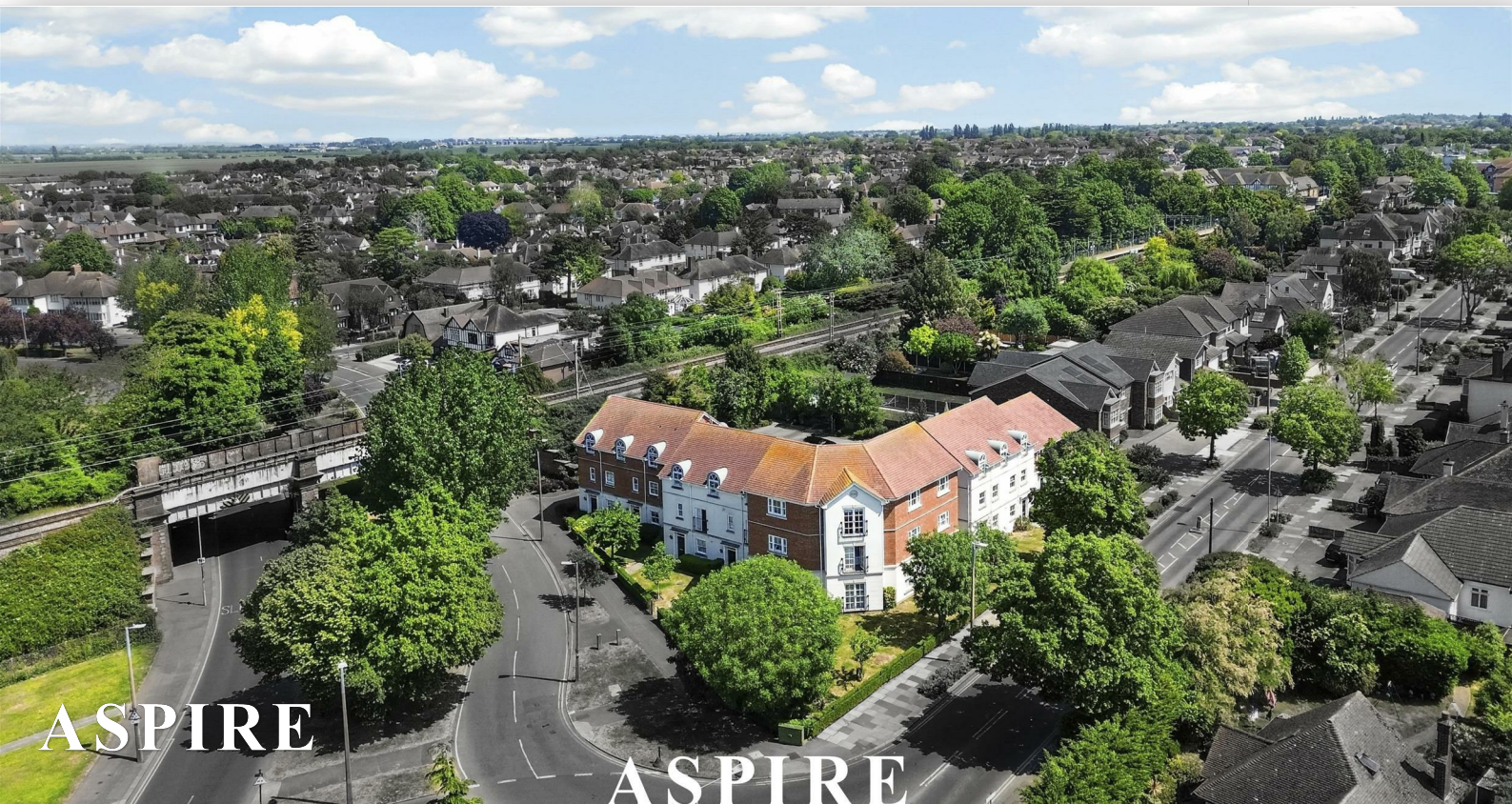


To arrange a viewing contact us  
today on 01268 777400



## Thorpe Hall Avenue, Southend-On-Sea Offers in excess of £275 000

Aspire are pleased to present this beautifully presented two double bedroom top floor apartment, ideally positioned in the heart of Thorpe Bay on the prestigious Thorpe Hall Avenue.

Offering penthouse-style living in one of Thorpe Bay's most desirable locations, the property is perfectly suited to first-time buyers, downsizers, commuters or anyone looking for a stylish, low-maintenance home.

The apartment offers a bright open plan kitchen/lounge/diner, creating one impressive reception space for everyday living and entertaining. Both bedrooms are well-proportioned doubles, with the principal bedroom benefitting from its own modern en-suite shower room. A further contemporary bathroom serves the apartment, while additional loft space provides useful storage.

Externally, the property benefits from a private gated car park with allocated parking, giving added convenience and peace of mind.

The location is a real highlight, with Thorpe Bay Station just moments away, offering direct links into London Fenchurch Street. Thorpe Bay Broadway is also right on the doorstep, with its selection of cafés, shops and everyday amenities. The seafront, Thorpe Hall Golf Club and local green spaces are also within easy reach.

A superb apartment in a prime Thorpe Bay position, offering convenience, style and lifestyle in equal measure.

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## **Entrance Hall**

## **Lounge / Diner**

20'2" x 15'10" (6.17 x 4.83)

## **Kitchen**

13'5" x 8'9" (4.09 x 2.68)

## **Bedroom One**

13'5" x 12'2" (4.09 x 3.71)

## **En-suite**

7'3" x 3'10" (2.23 x 1.19)

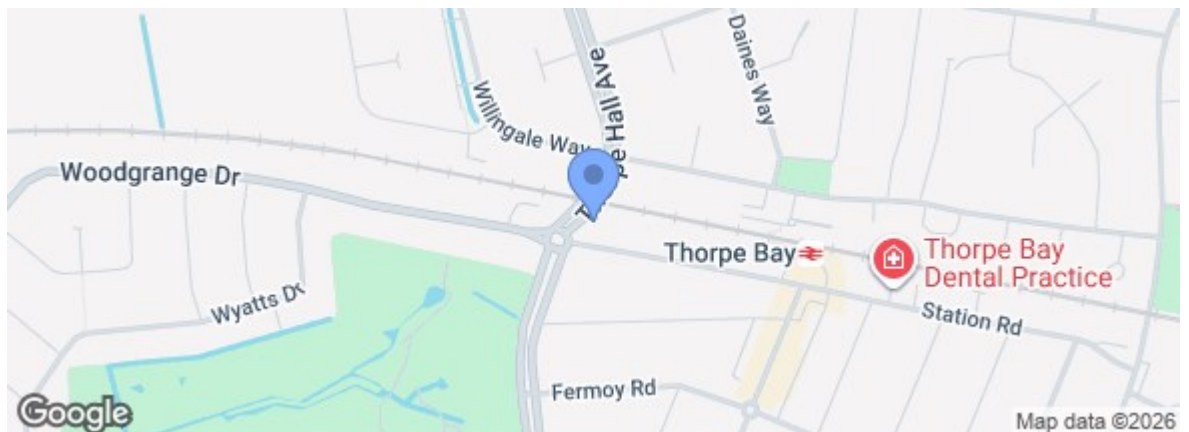
## **Bedroom Two**

13'8" x 12'9" (4.17 x 3.91)

## **Bathroom**

8'7" x 7'1" (2.62 x 2.17)

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.