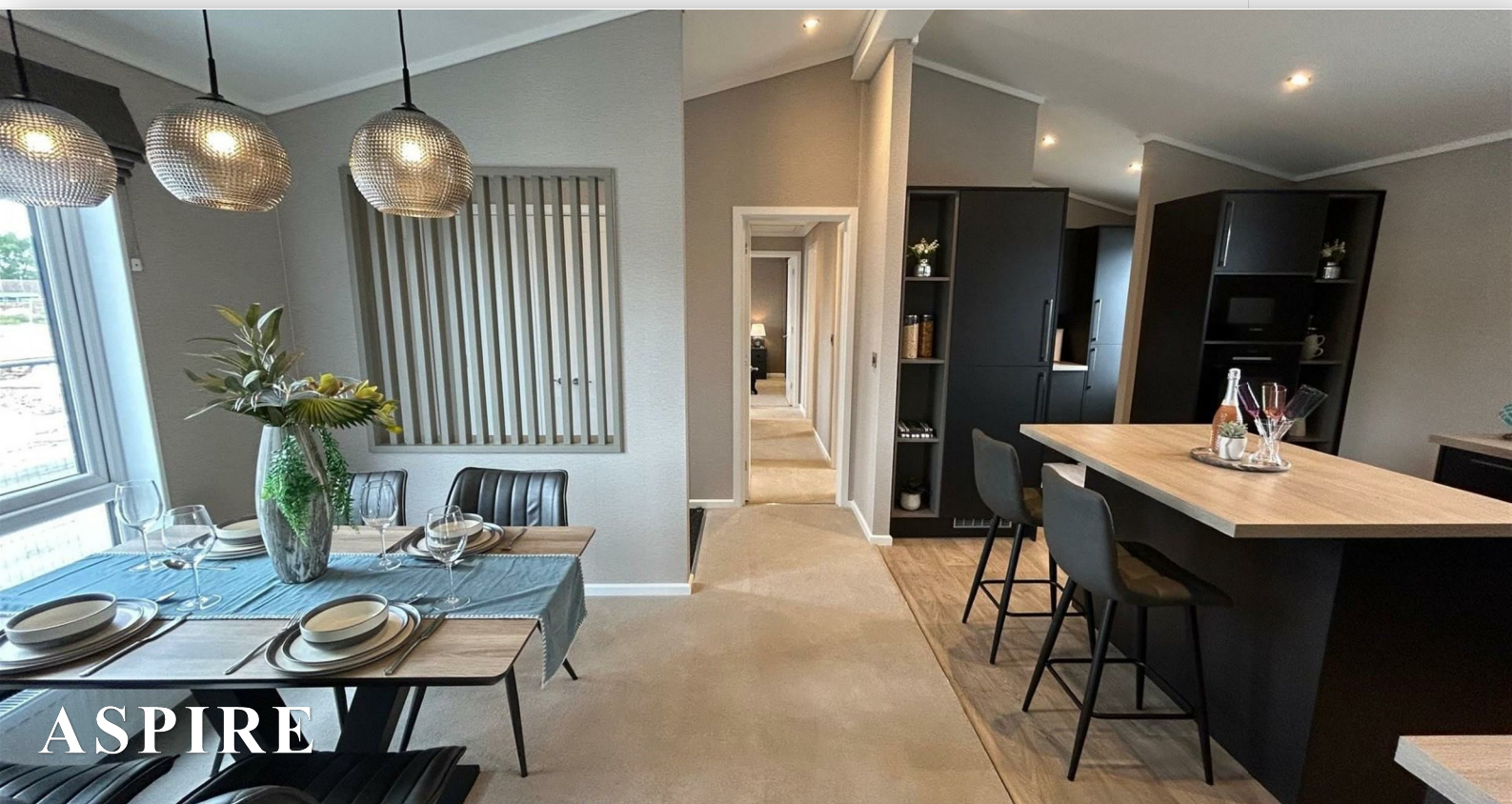


*To arrange a viewing contact us  
today on 01268 777400*



**, 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 Residence 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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### **Living Space**

- Entrance hall with cloak cupboard
- Separate spacious lounge with vaulted ceiling, comfortable furnishings and French doors leading to external decking
- Two sofas with scatter cushions
- TV unit, coffee table, console table and lamp table
- Feature radiator
- Study/office with desk and chair

### **Kitchen and Dining**

- Dining and kitchen area with vaulted ceiling.
- Dining table with 4 chairs
- Designer inspired kitchen with integrated dishwasher, washing machine, fridge freezer, oven and microwave.
- Hob with extractor hood
- Utility room
- Vinyl flooring

### **Bedrooms and Bathrooms**

- Master bedroom with king size bed with wall-mounted headboard
- Fitted wardrobes with double hanging rails
- Freestanding bedside cabinets, dressing table and TV point
- En-suite shower room with shower cubicle and rainfall showerhead, low level W.C. and basin with vanity unit and mirror
- Bedroom 2 with double bed, bedside cabinets and fitted wardrobe
- Main bathroom with bath, overhead shower and screen, 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		



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.