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today on 01268 777400



ASPIRE



A, Ramuz Drive, Westcliff-on-sea, Southend-on-sea, Guide price £220 000

Aspire Estate Agents are delighted to introduce this beautifully presented two bedroom first floor flat on Ramuz Drive, offered with a super-long lease and combining character features with modern finishes, plus the rare benefit of a private west-facing rear garden.

Internally, the flat is bright and spacious throughout, enhanced by high ceilings and original coving. The standout reception room enjoys a large bay window, flooding the space with natural light, and is complemented by a feature fireplace, creating an inviting and stylish area to relax or entertain.

To the rear, you'll find a stunning modern kitchen, installed approximately 18 months ago, finished to a high standard with premium integrated appliances and excellent storage. A rear door from the kitchen provides direct access down to the private garden, ideal for alfresco dining and enjoying afternoon and evening sun thanks to the west-facing aspect.

Both bedrooms are excellent sizes, offering comfortable accommodation with flexibility for home working, guests or family life. The rear garden is a real highlight — private, well-proportioned, and a fantastic bonus for a flat in such a convenient location.

Location & Distances (approx.)

Transport Links:

Westcliff Railway Station – 0.7 miles

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Hallway

23'11" x 2'11" (7.3 x 0.91)

Lounge

16'7" x 14'2" (5.07 x 4.34)

Bedroom 1

13'3" x 12'6" (4.05 x 3.83)

Bedroom 2

9'10" x 5'11" (3.00 x 1.82)

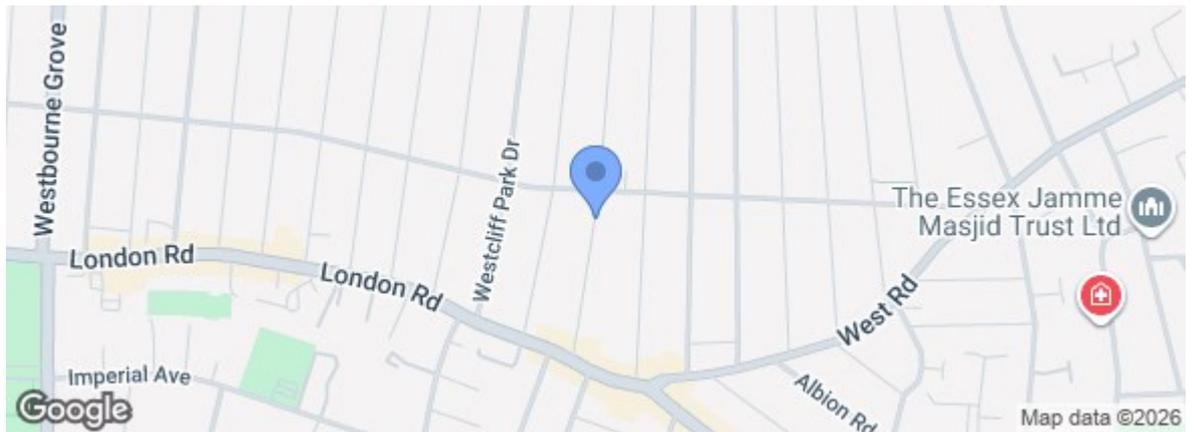
Kitchen

11'4" x 9'6" (3.47 x 2.91)

Bathroom**Toilet****Garden**



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	69
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	Current
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	



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