

To arrange a viewing contact us  
today on 01268 777400



## Creek Road, Canvey Island £180,000

Aspire are pleased to present this beautifully modern two bedroom park home, perfectly positioned within King's Park Village and offered as a truly move in ready home.

Stylish, modern and completely refitted throughout, this home offers the perfect option for anyone wanting to downsize without compromise. There is no work required, simply unpack and enjoy.

Internally, the property offers a bright and welcoming lounge, a modern kitchen diner, two well proportioned bedrooms and a stylish bathroom. The home has been finished to a lovely standard throughout, creating a fresh and comfortable living space that feels ready from the moment you walk in.

The property also benefits from an air conditioning system, adding extra comfort throughout the seasons. Accessibility has been thoughtfully considered, with both ramp access and stair access available, while still keeping the home attractive, modern and well presented.

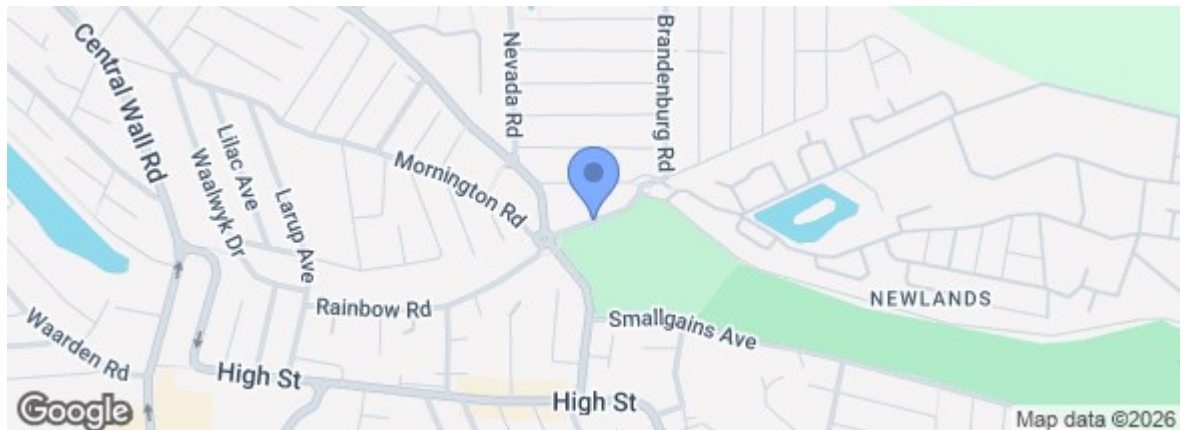
The position within the park is a huge selling point. Located directly opposite the shop and community club, day to day convenience could not be easier. There is also plenty of parking available outside, making it ideal for visitors and residents alike.

King's Park Village is a popular retirement village for the over 50s, offering a peaceful and friendly community feel. The park is well maintained and benefits from on site amenities, 24 hour security and a welcoming social environment, with clubs and activities available for residents to enjoy.

Outside of King's Park, the home is just a short distance from Canvey Town Centre, offering a range of shops, supermarkets, cafes and everyday amenities. There is also a bus stop directly outside the park, providing convenient transport links for those who do not drive or simply want easy access around the island.

This is a fantastic opportunity to secure a modern, accessible and superbly positioned park home in one of Canvey's most convenient over 50s villages.

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.