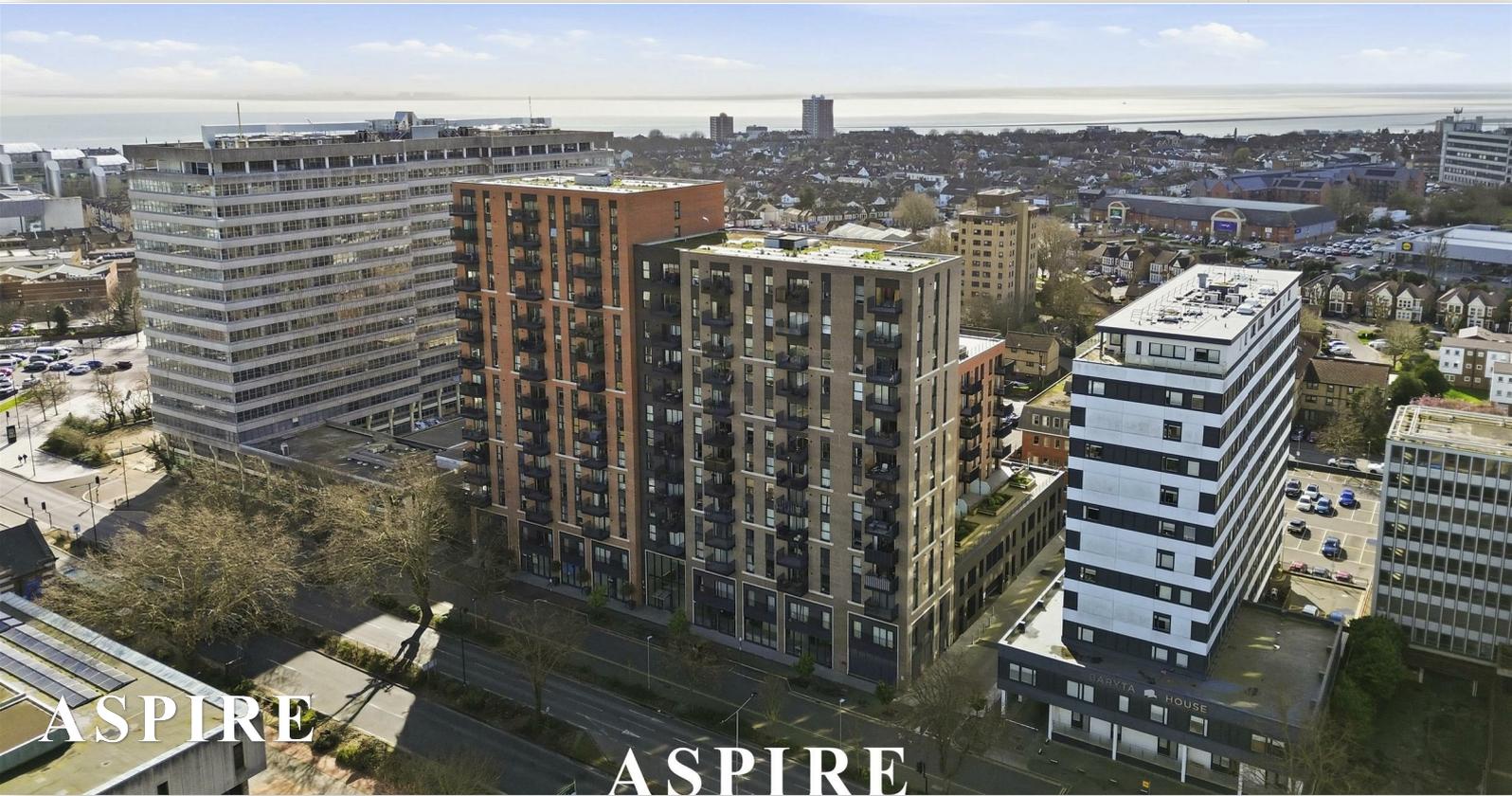


To arrange a viewing contact us
today on 01268 777400



Victoria Avenue, Southend-On-Sea Offers in the region of £225 000

Situated in a highly convenient central location, this well presented first floor apartment has been maintained to a high standard throughout and offers modern, well proportioned accommodation ideal for first time buyers, commuters or investors alike.

The property features a bright and comfortable living space alongside a well appointed kitchen fitted with a range of units and work surfaces, providing a practical environment for everyday living. There are two good sized bedrooms, with the principal bedroom benefiting from a private en suite shower room, while a separate family bathroom serves the remainder of the apartment.

Further benefits include allocated parking, offering valuable convenience in such a well connected location.

The apartment is perfectly positioned for commuters, located just a stone's throw from Southend Victoria Train Station (Greater Anglia service) approximately 0.1 miles away, while Southend Central Station (C2C line) is approximately 0.5 miles away, providing direct access into London.

A wide range of local amenities are within very easy reach, including the town centre, major supermarkets, shops, restaurants and regular bus routes, making this an ideal location for day to day living.

The property also falls within catchment for highly regarded schools including Barons Court Primary School and Milton Hall Primary School and Nursery, further enhancing its appeal for a range of buyers.

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Hallway

Bedroom 1

18'10" x 9'1 (5.74m x 2.77m)

En-suite

Bedroom 2

18'2 x 9' (5.54m x 2.74m)

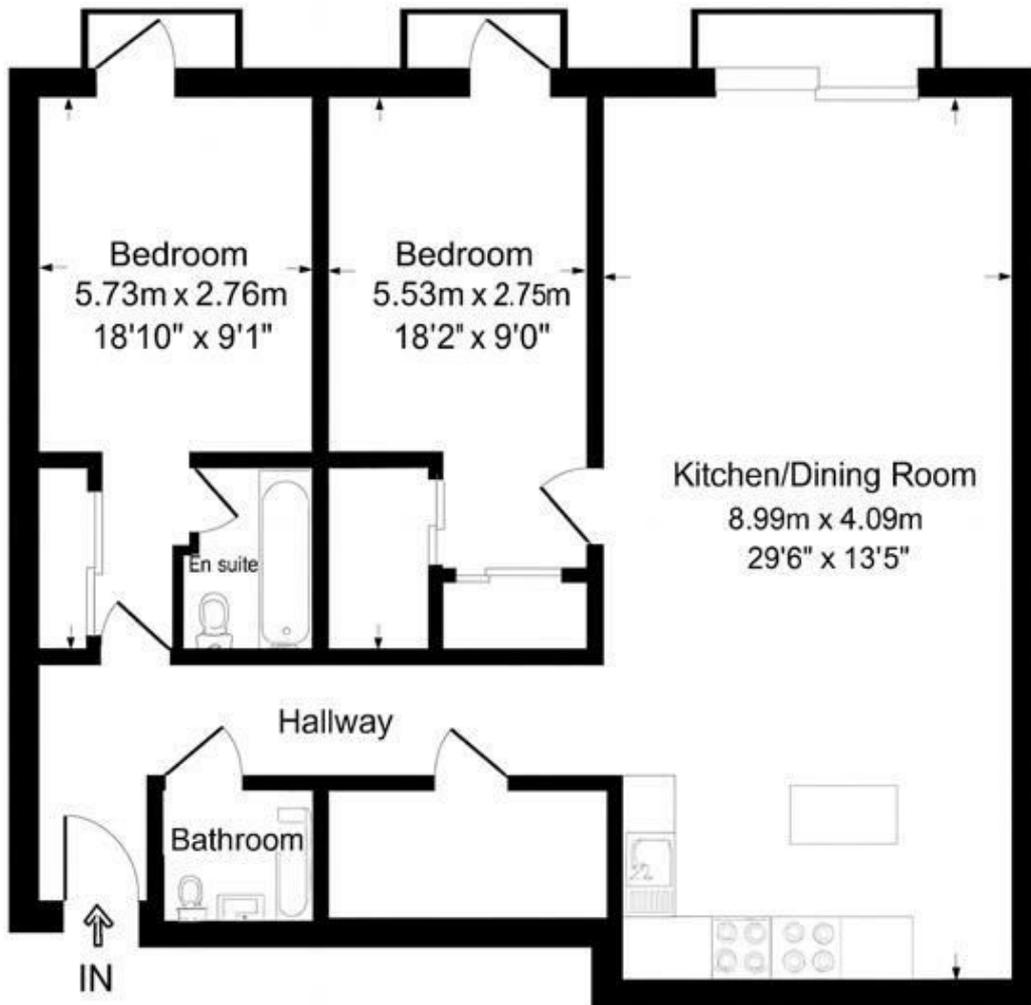
Kitchen / Dining Room

29'6 x 13'5 (8.99m x 4.09m)

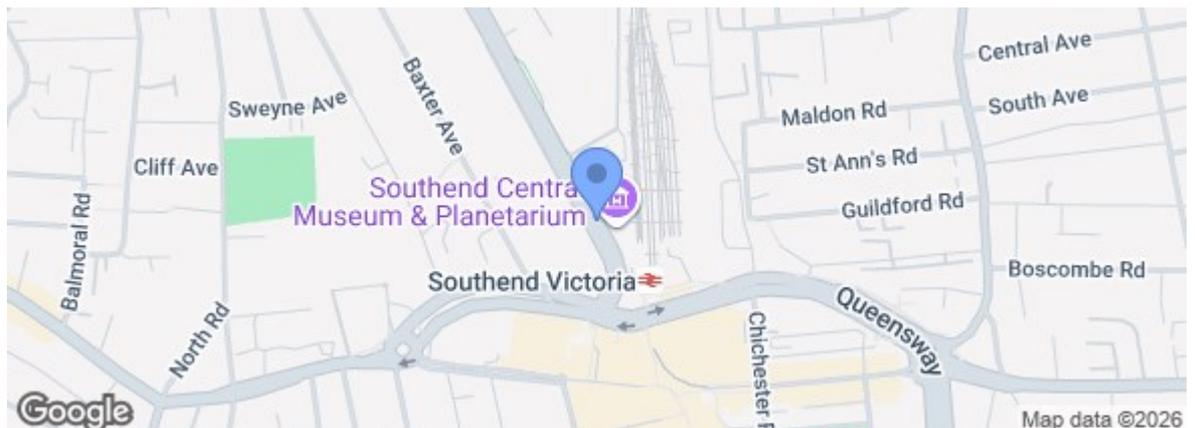
Bathroom

Victoria Avenue

Approximate Gross Internal Floor Area 83.9 sq m / 903 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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 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.