

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



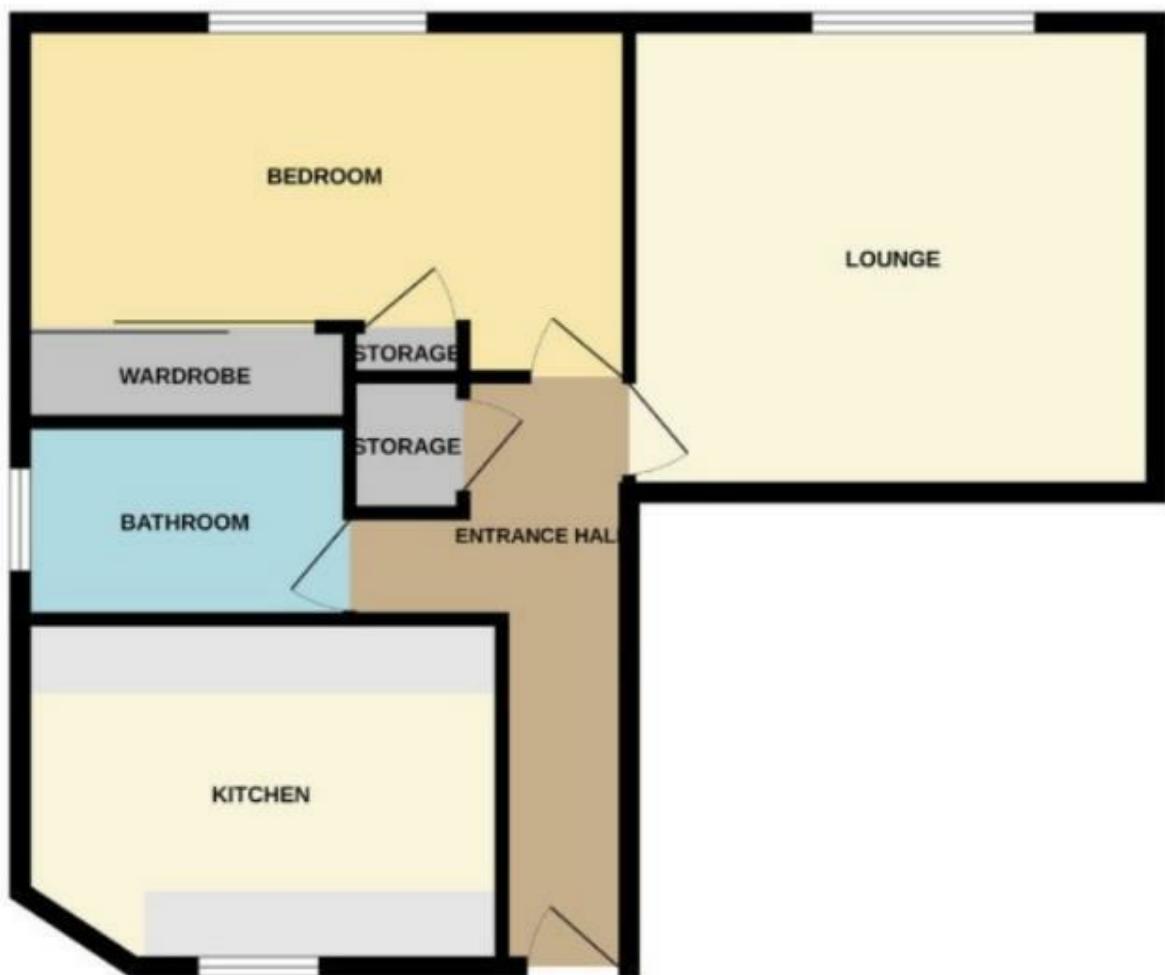
## London Road, Westcliff-On-Sea Offers in excess of £170,000

Aspire Estate Agents are delighted to present Chalkwell Lodge, this beautifully presented one-bedroom apartment offers stylish and comfortable living in a well-maintained development with lift access, communal balconies, and residents' parking.

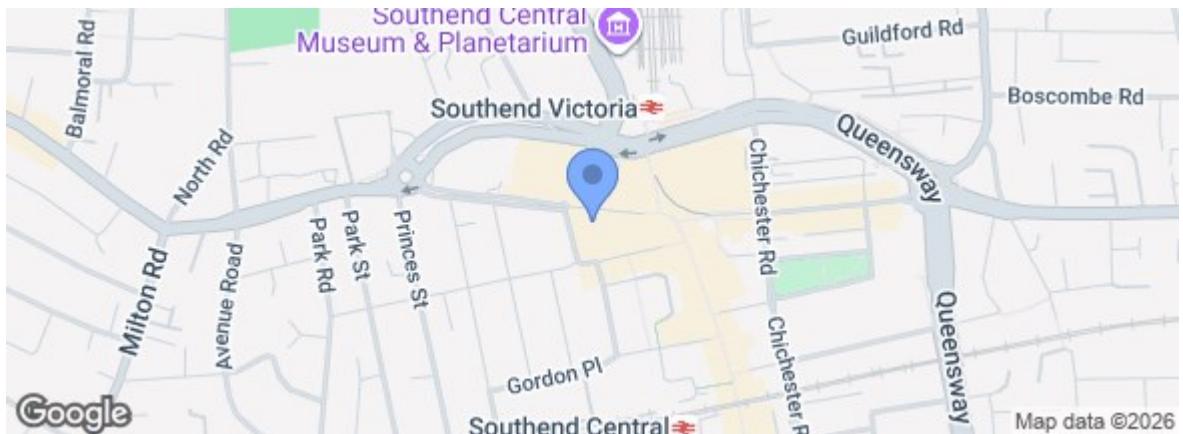
Finished to a high professional standard throughout, the property features bright and generously proportioned accommodation, a modern fitted kitchen, and excellent built-in storage. Located in a superb location close to London Road, Southend Hospital, and highly regarded grammar school catchments.

Internally, the apartment features a welcoming entrance hallway providing access to the living room, kitchen, bathroom, and bedroom. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers and investors alike. Early viewing is highly recommended, contact us today to arrange your appointment.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(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	



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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.