

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Cavendish Court, Bessemer Close, Basildon, SS16 5GG



**£225,000**

Conveniently situated for Basildon town centre, local schools and mainline station for direct links to London Fenchurch Street, via c2c, is this two bedroom third floor flat. This well presented property is currently owned on a 45% shared ownership, but is available to purchase both in its entirety or as a shared ownership. **THIS LISTING IS FOR THE FULL OWNERSHIP.** Benefitting from having open plan living accommodation with a Juliet balcony; two double bedrooms; allocated parking for one vehicle and a lease of 109 years, this property would make an ideal **FIRST TIME PURCHASE**. EPC rating - B. Our ref: 16556

# Cavendish Court, Bessemer Close, Basildon, SS16 5GG

Accommodation comprises:

Entrance via secure communal door to communal hallway. Stairs and lift to all floors. Personal solid wood door to:

## HALLWAY

Skimmed ceiling. Large walk in storage cupboard. Secure phone entry system. Radiator. Doors to:

## LOUNGE/KITCHEN 18' 7" x 13' 5" (5.66m x 4.09m)

Skimmed ceiling. Double glazed window to side aspect. Double glazed French style doors leading to Juliet balcony. Radiator. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor hood over and electric oven under. Space for washing machine. Space for fridge/freezer. Wall mounted boiler.



## BEDROOM ONE 18' 6" x 9' 10" max. (5.64m x 3m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate wood effect flooring.



## BEDROOM TWO 11' 10" x 9' 2" (3.61m x 2.79m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. Laminate flooring.



### **BATHROOM 8' 10" x 4' 8" (2.69m x 1.42m)**

Skimmed ceiling. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with shower attachment. Heated towel rail. Part tiled walls. Extractor fan.



### **OUTSIDE OF PROPERTY:**

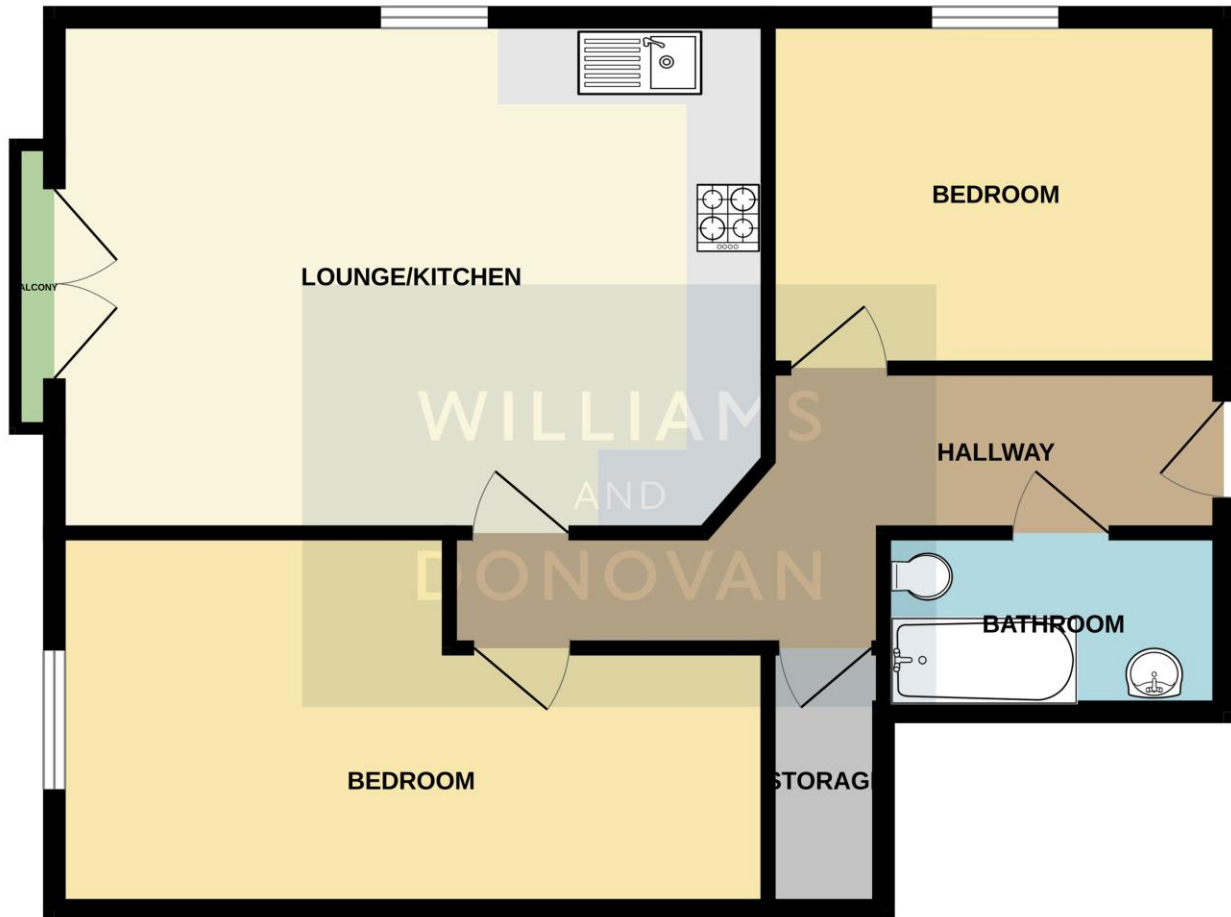
Communal car park with allocated parking space for one vehicle. Communal garden areas.



### **Agent's Note:**

**This property is available to buy with 100% ownership or with a 45% shared ownership. This listing is for full 100% ownership. Lease length 109 years. Service charges - £177.44 per calendar month.**

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.