

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Mariskals, Pitsea, Basildon, SS13 3EH



£190,000

Situated within easy reach of Pitsea shopping centre, local schools and approx. 3/4 of a mile from Pitsea station for links to London Fenchurch Street via c2c, is this well presented two bedroom top floor maisonette with its own private roof terrace. This property would make an ideal FIRST TIME BUY and benefits from having an 18' 1" lounge/diner; 14' 4" kitchen and two good sized bedrooms, with plenty of communal parking nearby.

EPC rating - D. Our ref: 16502

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Accommodation comprises:

Entrance via own composite front door to:

HALLWAY

Storage cupboard. Doors to:

BEDROOM ONE 15' x 8' 7" (4.57m x 2.62m)

Double glazed window to rear aspect. Radiator.



BEDROOM TWO 9' 2" x 7' 8" (2.79m x 2.34m)

Double glazed window to rear aspect. Loft access. Radiator.



BATHROOM

Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and panelled bath with Mira shower over. Tiled walls. Tiled floor.



KITCHEN 14' 4" x 6' 9" (4.37m x 2.06m)

Coved ceiling. Double glazed window to front aspect. Double glazed door to ROOF TERRACE. Range of high gloss base and eye level units with square edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer with chrome mixer tap. Space for cooker. Space for fridge/freezer. Space for washing machine. Recently installed boiler, fitted in July of this year.



LOUNGE/DINER 18' 1" x 12' 2" max. (5.51m x 3.71m)

Coved ceiling. Double glazed window to rear aspect. Double glazed French style door to ROOF TERRACE. Radiator. Laminate wood effect flooring.



Agent's Note:

This property is leasehold, with a lease of 89 years remaining.

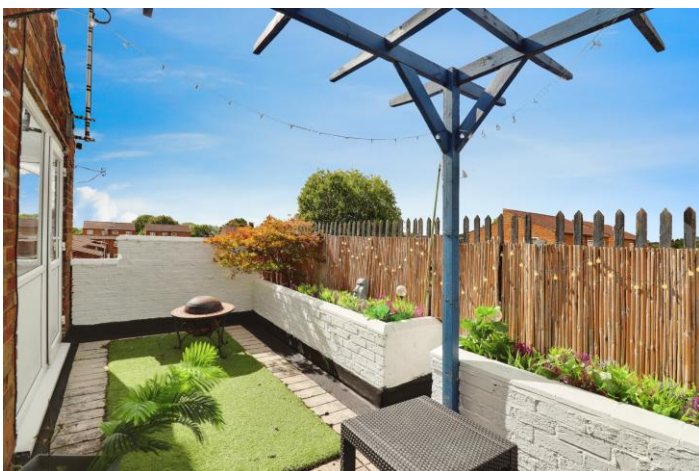
Ground rent - £10 per annum.

Service charge - £390 per quarter.

Boiler recently fitted in July of this year.

ROOF TERRACE 21' 5" x 9' 4" (6.53m x 2.84m)

Accessed via KITCHEN and LOUNGE/DINER, providing a lovely outdoor space with pergola.



Floor Plan



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.