

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Charleston Court, Basildon, SS13 1TA



£250,000

This beautifully presented two bedroom ground floor flat is located in the Felmores area of Basildon. Benefitting from having two reception rooms, its own private, rear garden with a cabin, allocated parking and a lease of 88 years, this property would make an ideal purchase for those looking to take their first steps on the property ladder.

EPC rating - D. Our ref: 14374

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Charleston Court, Basildon, SS13 1TA

Accommodation comprises:

Entrance via own private composite door to:

HALLWAY

Laminate flooring. Doors to:

DINING ROOM 16' 4" x 7' 10" (4.98m x 2.39m)

Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Built in storage cupboard. Electric radiator. Laminate flooring. Opening to:



KITCHEN 12' 4" x 6' 5" (3.76m x 1.96m)

Double glazed window to front aspect. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset sink drainer. Inset 4 ring induction hob with extractor hood above. Built in electric oven. Integrated microwave. Integrated dishwasher. Space for fridge/freezer. Space for washing machine. Integrated tumble dryer. Built in storage cupboard housing boiler.



BEDROOM ONE 13' 3" x 8' (4.04m x 2.44m)

Double glazed window to front aspect. Electric radiator.



LOUNGE 13' 7" x 7' 9" (4.14m x 2.36m)

Double glazed window to rear aspect. Feature fireplace. Electric radiator. Laminate flooring.

BEDROOM TWO 11' 6" x 6' 6" (3.51m x 1.98m)

Double glazed window to rear aspect. Tall designer radiator.



BATHROOM 6' x 4' 8" (1.83m x 1.42m) Obscure double glazed window to front aspect. Three piece suite comprising low level w/c, pedestal mounted hand wash basin and panelled bath with electric shower. Tiled walls.



OUTSIDE OF PROPERTY:

Walkway to front with access to front door.

The **REAR GARDEN** measures 29' x 26' and commences with paved patio leading to artificial lawn. Gated side access. Shed to remain.



CABIN 10' 10" x 6' 10" (3.3m x 2.08m)

Double glazed French style doors and window to front aspect. Power and lighting.



Agent's Note:

Lease length - 88 years

Service charges - £1,256 (paid in two instalments every 6 months)

Ground rent - 335 per annum

GROUND FLOOR



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.
Made with Metropix ©2025

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.