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today on 01268 777400



Burnt Mills Road, Basildon Guide price £190,000

- TWO BEDROOM APARTMENT
- MODERN FITTED KITCHEN
- CLOSE TO TOWN & STATION
- LONG LEASE REMAINING
- OFF STREET ALLOCATED PRIVATE PARKING
- MODERN FITTED BATHROOM
- EASY ACCESS TO A127/A13 WITH DIRECT ACCESS TO LONDON & M25
- IDEAL FIRST TIME PURCHASE

GUIDE PRICE £190,000 TO £200,000 This 2 bedroom apartment is offered to the market with no onward chain, located in the Burnt Mills area of Basildon this property is the ideal property if you are looking for your first home or as an investment. The property currently has a tenant in situ but can be sold as vacant procession. The property is situated on the 2nd floor and offers an array of fine features including a stylish kitchen, 3 piece bathroom suite and a generous sized living area with two Juliette balconies creating a bright and airy feel. Externally the property offers a communal garden and an allocated parking space.

Entrance Hallway

Apartment Hallway

Kitchen

11'5 x 8'10 (3.48m x 2.69m)

Lounge / Dining Room

16'8 x 9'6 (5.08m x 2.90m)

Bedroom One

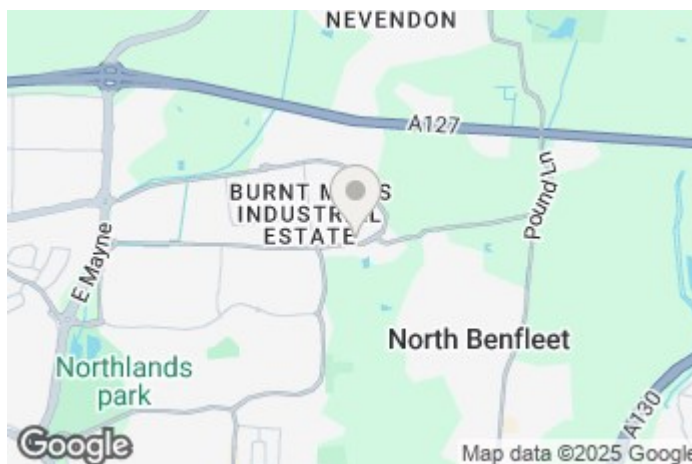
12'9 x 9'6 (3.89m x 2.90m)

Bedroom Two

8'10 x 7'2 (2.69m x 2.18m)

Bathroom

Allocated Private Parking



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