

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



School Avenue, Basildon Offers over £200,000

Aspire are pleased to present this beautiful one-bedroom, ground-floor apartment in the sought-after Dunton Fields development. Conveniently situated within walking distance of Laindon Train Station, the apartment also offers easy access to the A127 and A13. The property features a spacious double bedroom with fitted wardrobes, a large bathroom, and an open-plan kitchen, dining, and lounge area. Additionally, it includes an allocated parking space. This bright, modern apartment is immaculate and move-in ready.

HALLWAY

plastered Ceiling with over head lighting, radiator and wood effect flooring.

BEDROOM

Plastered ceiling with over head lighting, built in wardrobe UPVC side facing double glazed window, radiator, carpeted flooring.

LOUNGE

Plastered ceiling with overhead lighting, two UPVC double glazed windows, radiator, carpeted flooring.

KITCHEN

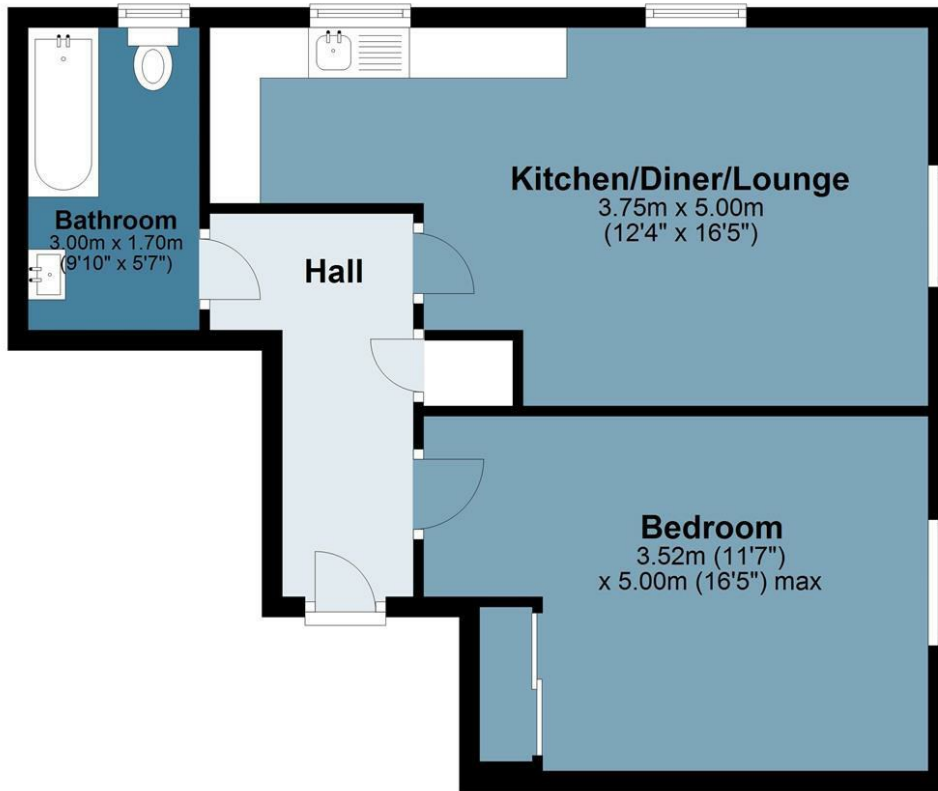
Plastered Ceiling with overhead lighting, with extractor fan, kitchen comprises of a range of base and eye level units, sink drainer, tiled back and wood effect flooring.

BATHROOM

plastered ceiling with overhead spot lighting, mirror and storage unit, UPVC double glazed obscured window, bath with over head shower, basin, W.C, floor to ceiling tiling.

Ground Floor

Approx. 51.4 sq. metres (552.7 sq. feet)



Total area: approx. 51.4 sq. metres (552.7 sq. feet)

Harrow House

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.