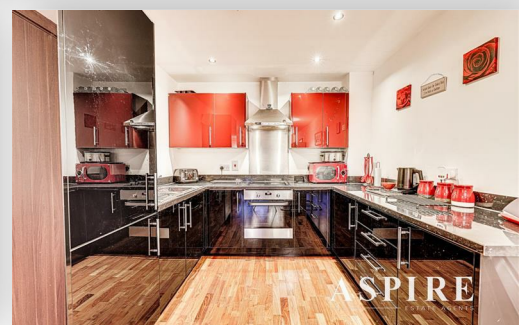


To arrange a viewing contact us
today on 01268 777400



Cherrydown East, Basildon Offers in the region of £175,000

Aspire Estate Agents are delighted to present this desirable and well-maintained one-bedroom apartment on the sixth floor. This charming space is a fantastic opportunity for first-time buyers entering the property market or for buy-to-let investors looking to expand their portfolio.

Thoughtfully designed for modern living, the apartment boasts an open-plan layout that enhances both space and light. The bright kitchen and lounge area create an inviting environment, perfect for cooking, entertaining, or relaxing. The contemporary kitchen offers ample surface and storage space.

The bedroom serves as a cosy retreat, providing a private space for rest and relaxation. It features a stylish three-piece en-suite with modern fittings, including a shower over the bath.

Conveniently located just moments from Basildon Train Station, this property offers easy commuting with quick access to major transport links. Its close proximity to the town centre ensures that shopping, dining, and entertainment options are all within easy reach, promoting a lifestyle of convenience and comfort.

We highly recommend scheduling a viewing of this splendid apartment—call us today to arrange your visit!

www.aspireestateagents.co.uk

Council Tax Band: B

Communal Entrance

Communal lobby is entered via a secure entry phone system, with lift and stairs to all floors.

Hallway

10'9" x 6'3" (3.29m x 1.91m)

Wooden flooring, smooth ceiling, built in storage cupboard.

Cloakroom

4'8" x 4'4" (1.44m x 1.33m)

Low level WC, wash hand basin, smooth ceiling, wooden flooring.

Lounge/Kitchen

25'9" x 12'6" (7.85m x 3.81m)

Fitted with a range of wall mounted and base level units, roll top work surfaces, stainless steel sink with drainer, integrated oven with hob and extractor fan over head, integrated fridge freezer and washing machine, part tiled walls, wooden flooring, smooth ceiling incorporating fitted spotlights, wall mounted heater, double glazed window to front.

Bedroom

10'2" x 16'5" (3.10m x 5.02m)

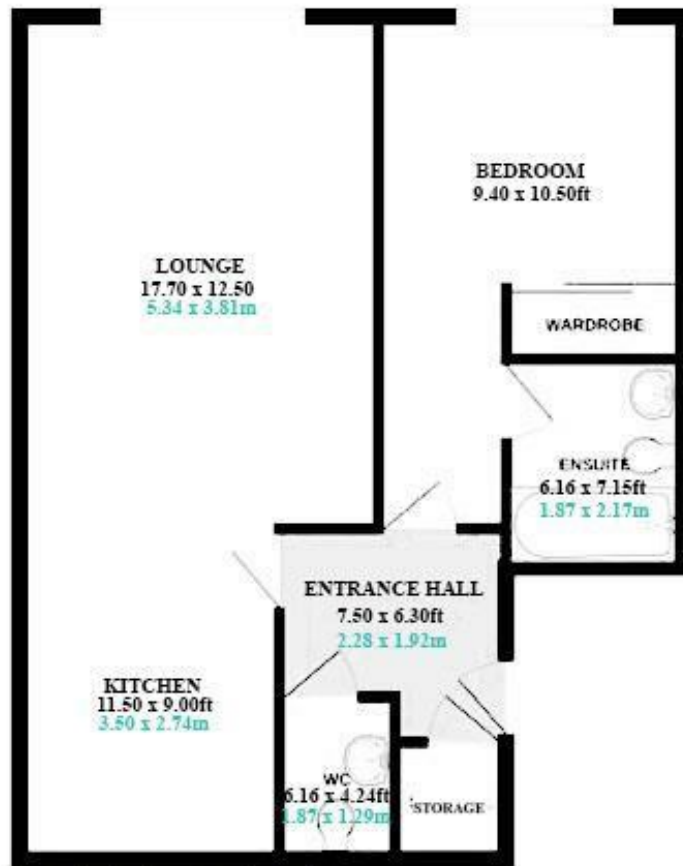
Double glazed window to front, smooth ceiling, fitted wardrobes.

Ensuite

7'1" x 6'1" (2.18m x 1.86m)

Three piece suite comprising of a low level WC, wash hand basin, panelled bath, part tiled walls, tiled flooring, smooth ceiling.

Allocated Parking Space -



ASPIRE

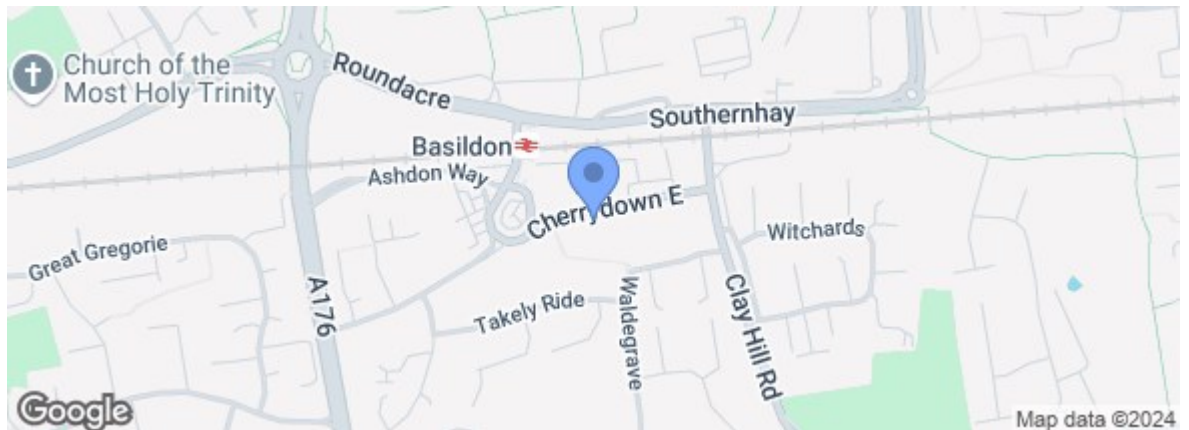
ESTATE AGENTS

CHERRYDOWN EAST

BASILDON

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	82
(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.