

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



Cherrydown East, Basildon Guide price £175,000

Aspire Estate Agents Basildon are proud to present this spacious and stylish one-bedroom apartment in Cherrydown East, perfect for first-time buyers looking for a modern home that offers both comfort and convenience.

Step inside and be greeted by a bright and contemporary living space, designed with sleek finishes and ample natural light. The modern bathroom provides a relaxing retreat, featuring elegant fixtures and high-quality finishes.

At the heart of the home is the open-plan living and kitchen area, seamlessly blending cooking, dining, and relaxation. The apartment also benefits from a private balcony, allowing natural light to flood the space and providing an ideal spot to unwind.

For added convenience, the property comes with off-street parking, ensuring hassle-free arrivals and departures. Located just a short walk from the town centre, you'll have shops, restaurants, and entertainment options right on your doorstep.

Commuters will love the proximity to the train station, offering quick and easy access to nearby destinations—perfect for those looking to cut down on travel time and enjoy more time at home.

Aspire Estate Agents Basildon are proud to present this fantastic opportunity to secure a modern apartment in a prime location. Schedule a viewing today and make Cherrydown East your new home!

Tenure: Leasehold – 110 Years Remaining

Guide Price: £175,000 - £195,000

www.aspireestateagents.co.uk

Ground Rent = £600 a year
Service Charge = £1,596.56 a year (based on actual from last year)
Buildings Insurance = £1,350 a year (last year)

Communal Entrance Lobby

Secure electric entry phone system to communal hall, stairs and lift access to all floors, hall and door to entrance door.

Hallway

9'10" x 4'11" (3.00m x 1.51m)

Smooth ceiling, wall mounted heater, built in storage cupboard.

Lounge/Kitchen

21'1" x 16'4" (6.44m x 4.99m)

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

Bedroom

11'6" x 11'3" (3.52m x 3.43m)

Double glazed window to front, smooth ceiling, wall mounted heater, built in wardrobe.

Bathroom

7'3" x 6'3" (2.21m x 1.91m)

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

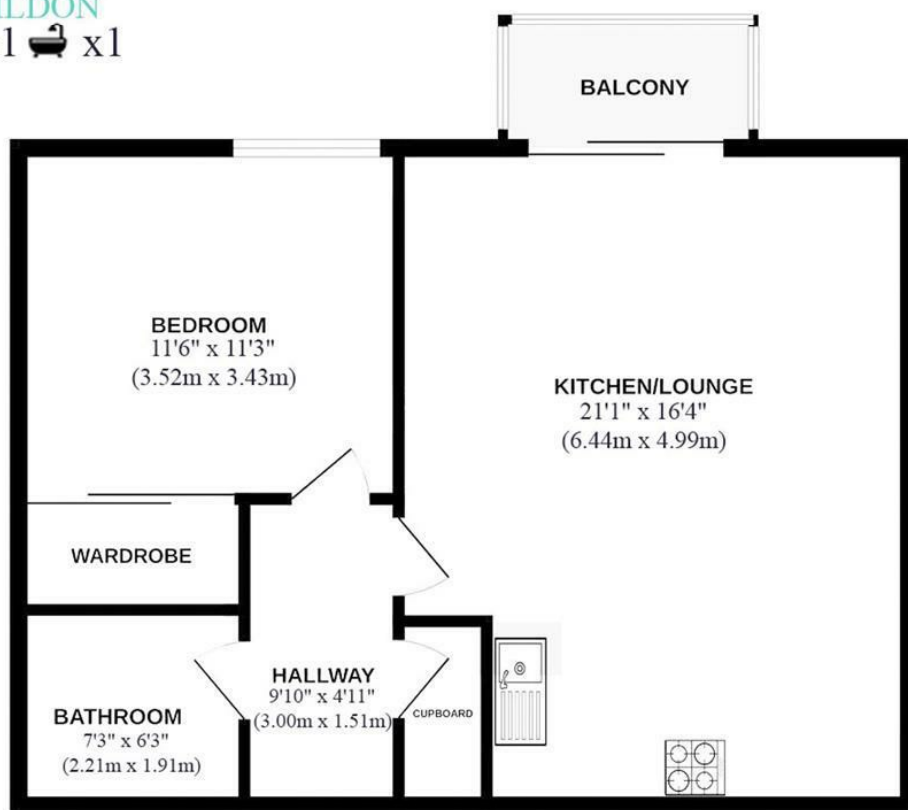
Balcony

Parking

Secure allocated parking for one car.

GROUND FLOOR

ASPIRE
ESTATE AGENTS
CHERRYDOWN EAST
BASILDON
x1 x1



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			



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