

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



The Knares, Basildon Guide price £165,000

Aspire Estate Agents Basildon are delighted to present this well-maintained and spacious one-bedroom first floor flat, located in the highly sought-after Lee Chapel South area. Situated on The Knares, this home benefits from being just 0.9 miles from Basildon Train Station (with direct links into London Fenchurch Street), and within easy walking distance of Basildon Hospital, local schools, parks, shops, and excellent transport links. This property represents the ideal purchase for first-time buyers, downsizers, or investors looking for a ready-to-move-into home in a prime location.

The Area – Lee Chapel South, Basildon SS16 5SR

Lee Chapel South is one of Basildon's most desirable and established residential areas, known for its community feel, excellent transport links, and convenience. The property is perfectly located for:

Commuters – Basildon Train Station (0.9 miles) with c2c service to London Fenchurch Street in under 40 minutes

Healthcare – Basildon University Hospital within walking distance

Shopping & Leisure – Eastgate & Westgate Shopping Centres, Festival Leisure Park, supermarkets, gyms & restaurants nearby

Education – Close to highly regarded primary and secondary schools

Green Spaces – Parks, playing fields, and walking routes within easy reach

Additional Information

Council Tax Band: A (£1,431.54 per year)

Lease Length: 116 years remaining

Service Charge & Ground Rent: £1,324.24 per annum

Tenure: Leasehold

Room Measurements & Layout

Entrance Hall – with access to storage cupboards

Lounge – 13'8 x 10'2 (4.17m x 3.10m)

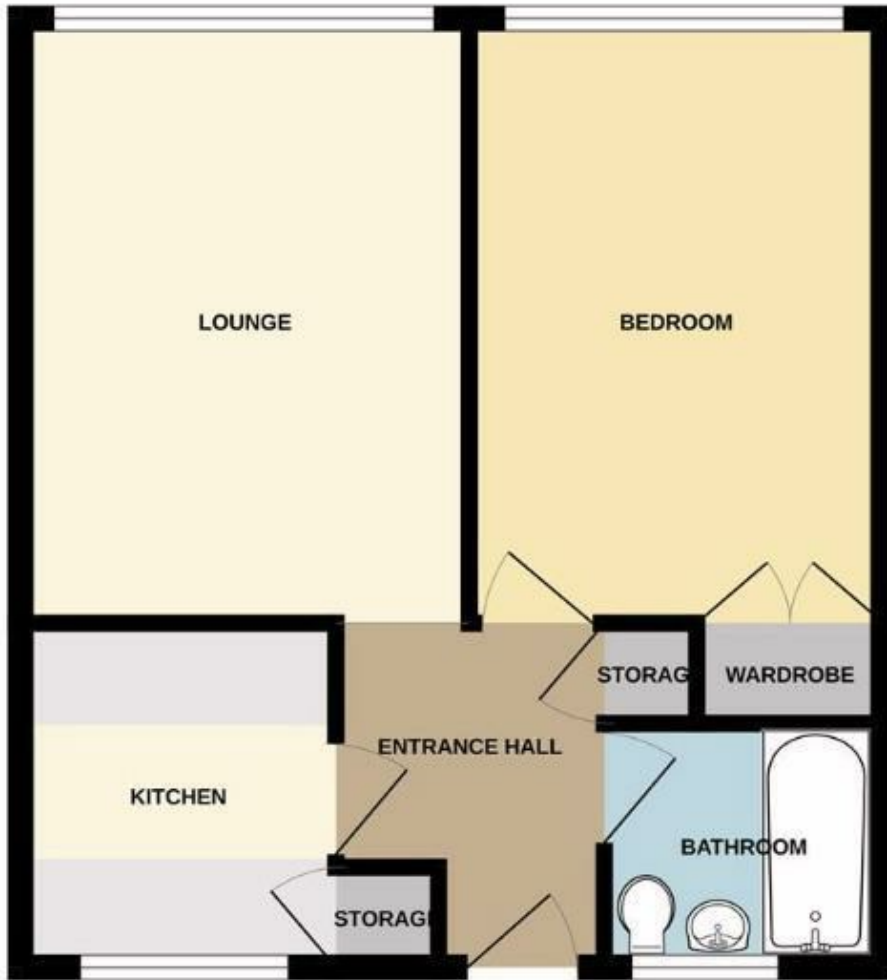
Kitchen – 7'10 x 7'2 (2.39m x 2.18m)

Bedroom – 13'8 x 9'4 (4.17m x 2.84m) with built-in wardrobe

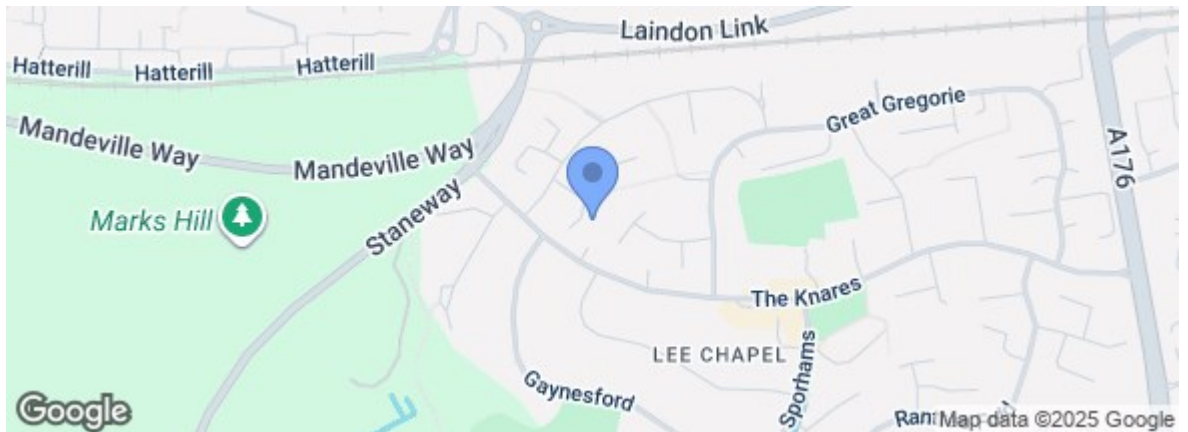
Bathroom – 5'6 x 6'4 (1.68m x 1.93m) three-piece suite with shower over bath

Two Storage Cupboards – practical and convenient

Outdoor Storage Unit – ideal for bikes, tools, or seasonal items



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.