

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



## Station Lane, Basildon £230,000

Aspire Estate Agents Basildon are delighted to present this well-presented seventh-floor, two-bedroom apartment, offered with 112 years remaining on the lease, making it an excellent opportunity for first-time buyers, commuters, and investors alike. Service charge and ground rent total £173.44 per month.

The apartment features a bright and spacious open-plan kitchen and lounge, benefiting from excellent natural light and French doors opening onto a Juliet balcony. The modern kitchen is thoughtfully designed with integrated dishwasher, electric oven, induction hob, and extractor fan, alongside space for a washing machine and a full-height fridge/freezer, providing both style and practicality for everyday living.

There are two well-proportioned bedrooms, making the property ideal for first-time buyers, professionals, small families, investors, or those seeking a dedicated home office. Further benefits include a contemporary bathroom, a welcoming central hallway, and useful built-in storage cupboards, all supporting comfortable and practical day-to-day living.

Additional features include lift access and an allocated parking space, with the development being well maintained throughout.

Ideally located just a five-minute walk from Pitsea Train Station, the property offers an approximate 35-minute commute to London Fenchurch Street via the c2c line, making it particularly attractive for commuters. Tesco Extra and Aldi are positioned directly on your doorstep, with local high streets, banks, and a wide range of amenities within walking distance. The apartment is also situated just 0.3 miles from the A13, providing excellent road connections into London and towards Lakeside Shopping Centre.

This modern and well-located apartment offers a superb balance of convenience, connectivity, and flexibility, perfectly suited to commuters, first-time buyers, and investors.

Kitchen/lounge 20'6 x 11'2

Master Bedroom 12'4 x 10'9

Bedroom two 12'4 x 6'10

Bathroom 7'9 x 6'6

Allocated space

GROUND FLOOR  
588 sq.ft. approx.



| Energy Efficiency Rating                                        |                         |
|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs                     |                         |
| (92 plus) A                                                     |                         |
| (81-91) B                                                       |                         |
| (70-79) C                                                       | 80                      |
| (55-64) D                                                       | 85                      |
| (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 <sub>2</sub> ) Rating                  |                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) A                                                     |                         |
| (81-91) B                                                       |                         |
| (70-79) C                                                       |                         |
| (55-64) D                                                       |                         |
| (39-54) E                                                       |                         |
| (21-38) F                                                       |                         |
| (1-20) G                                                        |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

