



**9 Downs Grove
Basildon
Offers over £200,000**

MEACOCK & JONES

9 Downs Grove, Basildon, Essex, SS16 4QL

An excellent opportunity to acquire a bright and spacious two bedroom ground floor maisonette offered to the market with no onward chain. This appealing property has the benefit of two allocated car parking spaces, a well appointed kitchen/breakfast room and has been decorated to a modern standard throughout. This attractive home is conveniently located within easy reach of Pitsea C2C mainline railway station with a fast link to London, local schools and amenities.

Steps rise to a UPVC obscure double glazed front door which opens to the:-

Entrance Hall

Contemporary style wood effect flooring. Coved cornice to ceiling. Wall mounted electric storage heater. Door to airing cupboard which accommodates the hot water cylinder with slatted shelving above.

Sitting Room

12'10 x 10'4 (3.91m x 3.15m)

A good size reception room illuminated by UPVC double glazed windows that face both the rear and side elevations. Coved cornice to ceiling. Electric storage heater and serving hatch to kitchen/breakfast room.

Kitchen/Breakfast Room

16'10" max x 9'4" > 5'7 (5.13m max x 2.84m > 1.70m)

A well appointed kitchen/Breakfast Room comprehensively fitted with a range of modern white gloss units that comprise base cupboards, drawers and matching wall cabinets along two walls. A contrasting worktop incorporates a stainless steel single drainer sink unit with mixer tap. Brick tiled effect splash backs with feature border. Integrated appliances to remain include a refrigerator and freezer, with space for oven-cooker and space/plumbing for domestic appliances. Continuation of modern contemporary style wood effect flooring running from the entrance hall. UPVC

double glazed windows face the front and rear elevations. This kitchen/breakfast room has a breakfast bar capable of seating two people. Coved cornice to ceiling. Electric storage heater. Fuse box to wall. Serving hatch to sitting room.

Bedroom One

10'5 x 10'3 (3.18m x 3.12m)

A well proportioned double bedroom from which a UPVC double glazed window faces the front elevation. Electric storage heater. Coved cornice to ceiling.

Bedroom Two

9'4 x 7'5 (2.84m x 2.26m)

UPVC double glazed window to front elevation. Radiator. Coved cornice to ceiling.

Bathroom

Comprises a panel enclosed bath with mixer tap and wall mounted shower attachment with glass shower screen. Close coupled WC. Pedestal wash hand basin with mixer tap. Contemporary wood effect flooring. Partial tiling to walls. Coved cornice to ceiling. UPVC obscure double glazed window to side elevation.

Agent's Note

Leasehold Property - 125 years on the lease from 1991 (92 years remaining)

Service Charge: £500.00 PA

Ground Rent: £35.00 PA



