



Bear Estate Agents are absolutely thrilled to bring to the market, with NO ONWARD CHAIN, this deceptively spacious and recently refurbished one-double-bedroom ground-floor apartment which profits from a fine finish throughout, a lengthy lease of 91 years and the benefits of being nestled toward the end of a quiet and family-friendly cul-de-sac within walking distance of a Sainsbury's Superstore and within easy access of the A127.

- Welcoming Entrance Hall
- Master Bedroom 12'5 x 10'10 With Fitted Wardrobes
- Lounge/Diner 18'7 x 10'10
- Kitchen 13' x 6'7
- Bathroom Suite 8'4 x 5'5
- Allocated Parking Plus Visitors Parking
- Communal Gardens
- Walking Distance To A Sainsburys Superstore Plus Great Access To A127
- Great Finish Throughout
- No Onward Chain

Canon Court

Basildon

£190,000

Offers In Excess Of



Canon Court



Internally, once through the communal entrance door and hall the new owner will be welcomed in via their own inviting entrance hall which allows access to the remaining living accommodation.

The master bedroom measures a generous 12'5 x 10'10 complete with a large fitted wardrobe.

Worthy of special mention is the impressive lounge come diner which measures a further 18'7 x 10'10 which is flooded with natural light via the dual aspect windows.

The kitchen measures 13' x 6'7 and provides a wealth of worktop space and storage space which is a fine feature within itself. Other homes on this small development have been known to 'open' up their living accommodation with the removal of the wall between the kitchen and main lounge come dinner which would create a larger kitchen, dining and living area.

Completing the living accommodation is the smart bathroom suite which measures 8'4 x 5'5 and consists of the W/C, washbasin and bathtub with overhead shower.

Externally this fantastic home continues to impress and excel with allocated parking alongside visitors' parking and communal gardens. The location is a huge selling point too being just a very short walk from a Sainsbury's Superstore and within easy access of the A127 and Basildon's Festival Leisure Park yet being nestled toward the end of a quiet and family-friendly cul-de-sac you have a wealth of amenities close by but have the peace and tranquility this small development offers.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended as opportunities to acquire homes of this calibre truly are few and far between.

Leasehold - 91 Years Remaining.
Ground Rent £75 PA.
Service & Maintenance £99 PCM.
Council Tax Band B.
Amount £1595.30.

Communal Entrance Door & Hall

Own Front Door

Welcoming Entrance Hall

Master Bedroom

12'5 x 10'10

Lounge/Diner

18'7 x 10'10

Kitchen

13' x 6'7

Bathroom Suite

8'4 x 5'5

Great Finish Throughout

Allocated Parking

Visitors Parking

Communal Gardens

Lengthy Lease - 91 Years Remaining

Walking Distance To A Sainsburys Superstore

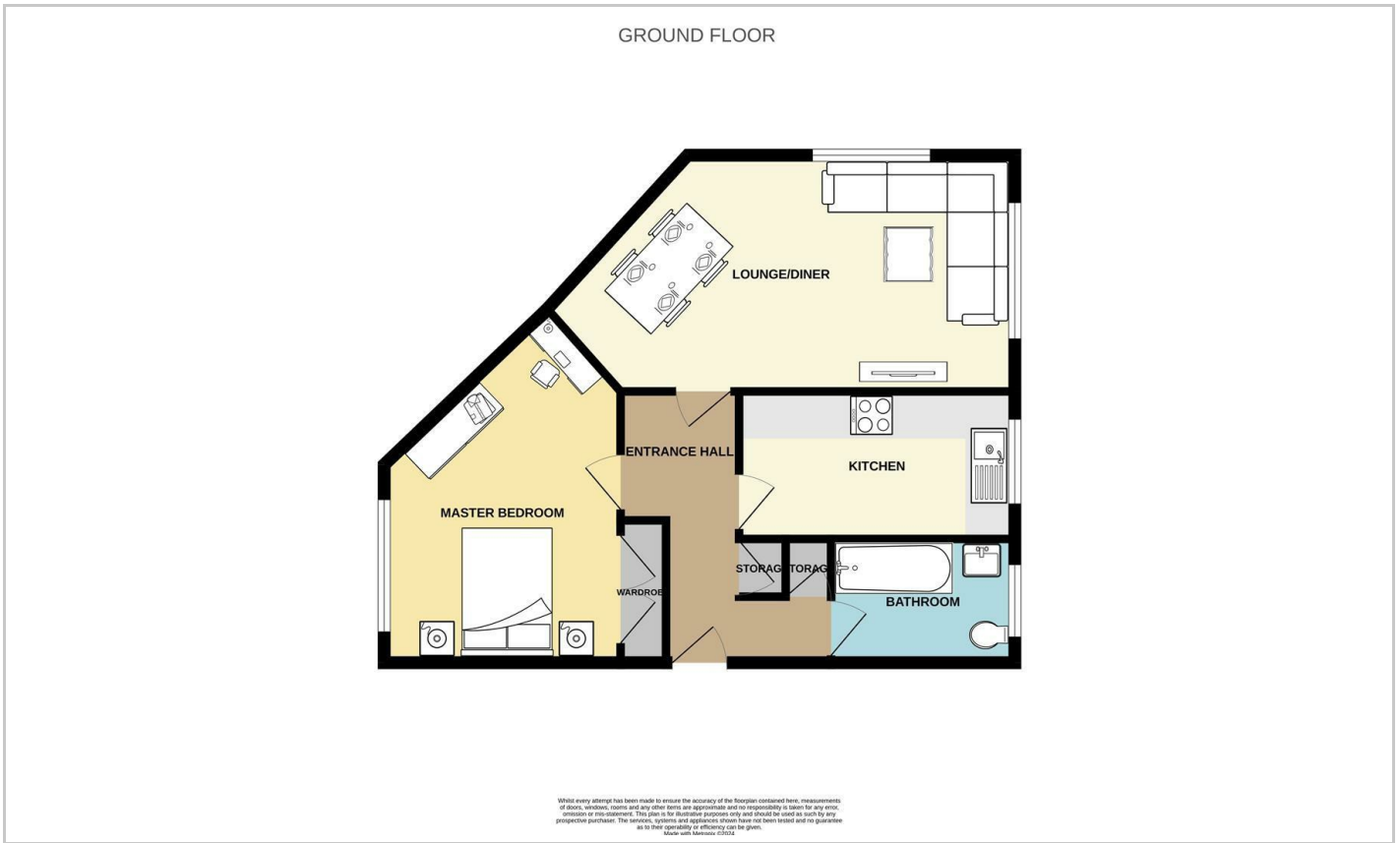
Easy Access To A127

Close Proximity To Basildons Festival Leisure Park

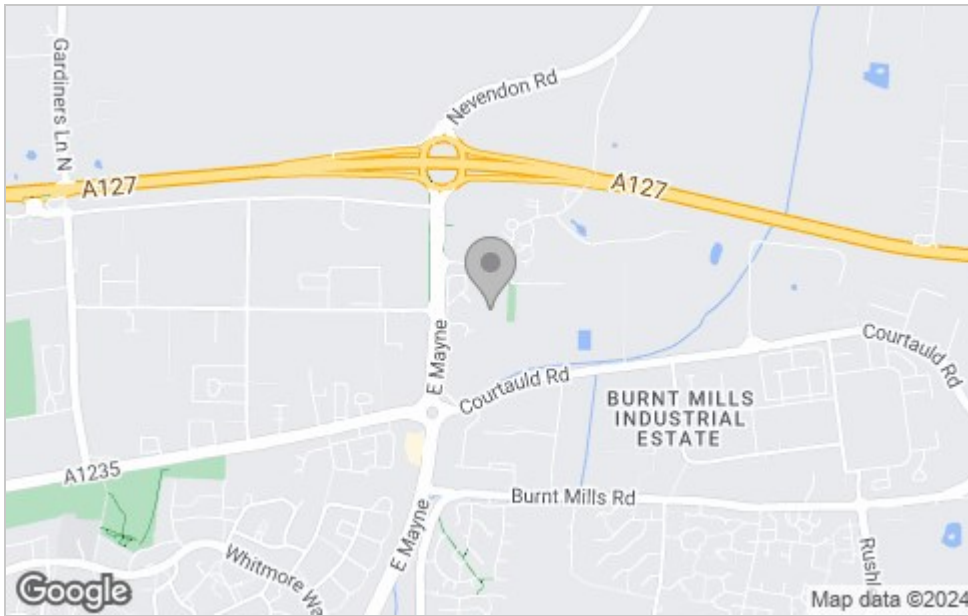
No Onward Chain



Floor Plan



Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

