



Bear Estate Agents are understandably enthused to bring to the market this beautifully presented and lovingly cared for two double bedroom top floor, (second floor) apartment which profits from a lengthy lease in excess of 100 years, loft access and the most convenient of locations being positioned just a very short walk from local shops, amenities and rail links direct into London.

- Communal Entrance Hall With Stairs Leading To Own Front Door
- Master Bedroom 15'8 x 8'11 Plus Bedroom Two 11'10 x 7'1
- Impressive Kitchen/Living/Dining Area 26'1 x 9'4
- Communal Gardens
- Stones Throw From Rail Links Into London
- Inviting Entrance Hall
- Bathroom Suite 8'2 x 5'3
- Allocated Parking Plus Visitors Parking
- Walking Distance To Local Shops & Amenities
- Lengthy Lease Plus Loft Access

## Beeston Courts

Basildon

**£225,000**



# Beeston Courts



Internally the new owner will be greeted by a clean and tidy communal entrance hall with stairs leading to your own front door.

Once through your own front door, the new owner will be greeted by the inviting entrance hall which allows access to all of the remaining living accommodation.

The master bedroom measures an impressive 15'8 x 8'11 complete with fitted wardrobes whilst bedroom two measures a further 11'10 x 7'1. Both bedrooms are comfortable double bedrooms which is a fine feature within itself.

The family bathroom suite measures 8'2 x 5'3 and consists of the W/C, washbasin and bathtub with overhead shower.

Completing the living accommodation, and worthy of special mention is the incredible open plan kitchen, dining, and living area which measures a generous 26'1 x 9'4.

The main kitchen area measures 9'6 x 9'2 providing a wealth of both worktop space and storage space. There is also ample dining area within the kitchen. The kitchen opens onto the living area which measures 16'2 x 9'4 complete with a feature 'Juliette Balcony'. Both rooms interact with one another brilliantly and together create the perfect environment in which to both entertain and relax.

The property further benefits from its own loft space, perfect for storage and accessible off of bedroom two.

Externally there is both allocated parking and visitors parking alongside a wealth of communal garden area.

Situated just a very short walk from Laindon Train Station providing rail links direct into London plus within walking distance of local shops and amenities the location is perfect for convenience and offers something for all ages and for all of the family.

Being sold with a lengthy lease in excess of 100 years and in fine condition internal viewings come strongly recommended so that one can appreciate all that this fantastic home has to offer.

Leasehold - 109 Years Remaining.  
Ground Rent £150 PA.  
Service & Maintenance £1200 PA.  
Council Tax Band C.  
Amount £1823.20.

## **Communal Entrance Hall**

## **Own Front Door**

## **Inviting Entrance Hall**

## **Master Bedroom**

15'8 x 8'11

## **Bedroom Two**

11'10 x 7'1

## **Family Bathroom Suite**

8'2 x 5'3

## **Impressive Kitchen/Living/Dining Area**

26'1 x 9'4

## **Lengthy Lease In Excess Of 100 Years**

## **Allocated Parking**

## **Visitors Parking**

## **Loft Access**

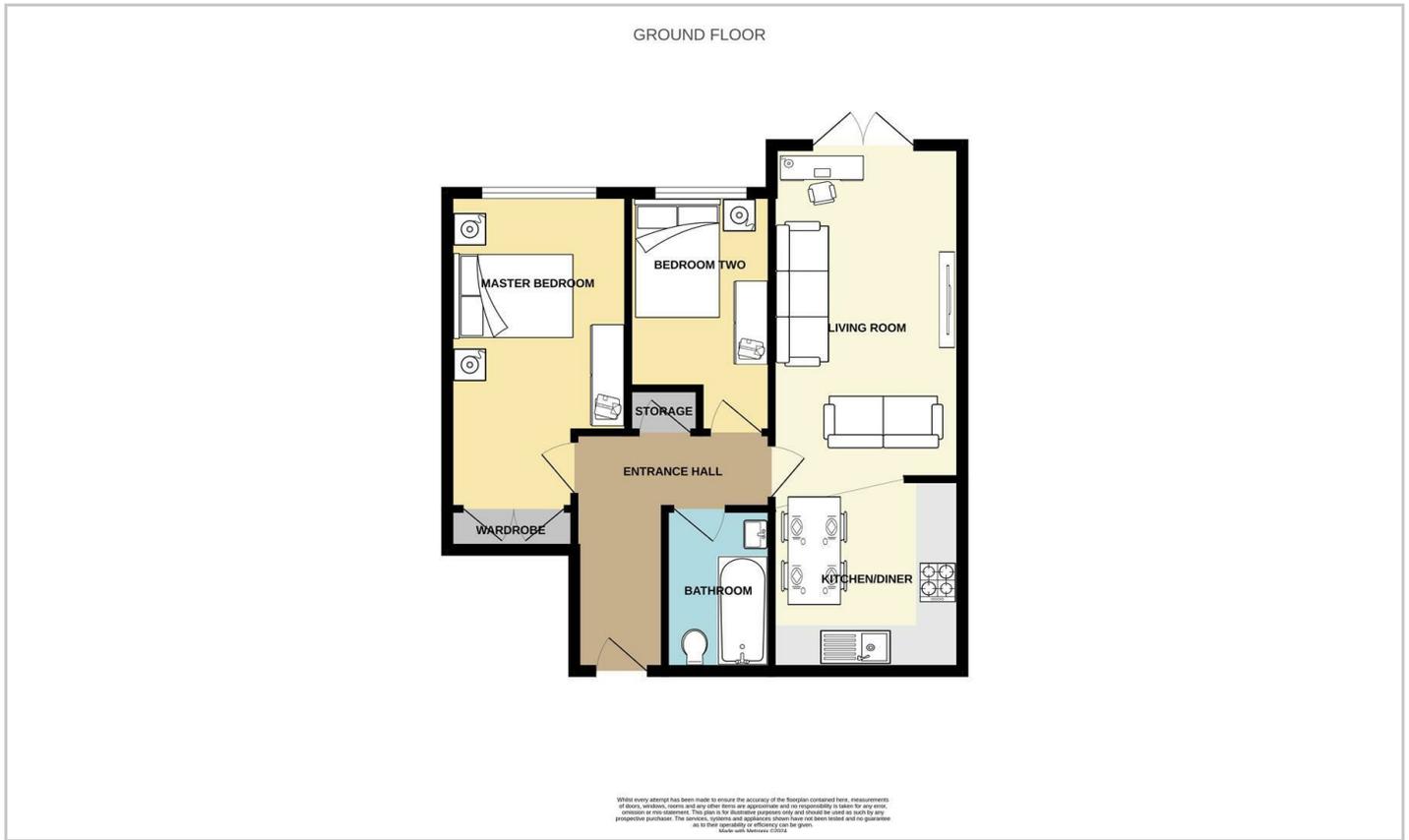
## **Fine Finish Throughout**

## **Walking Distance To Local Shops & Amenities**

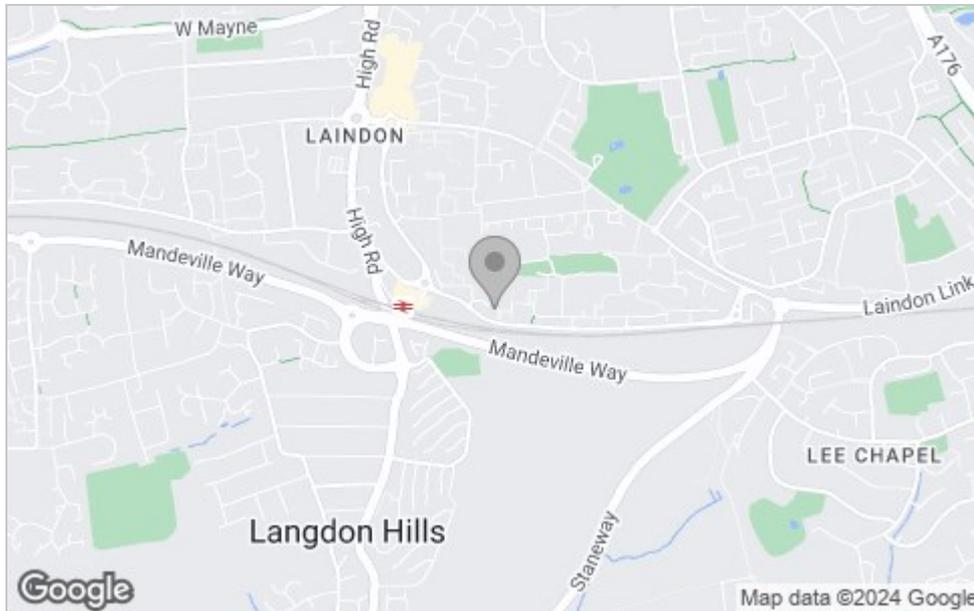
## **Stones Throw From Rail Links Into London**



# 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.

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# Energy Efficiency Graph

