



Bear Estate Agents are absolutely thrilled to bring to the market this extensively refurbished and beautifully presented two double bedroom ground floor apartment which profits from its OWN FRONT DOOR providing independent access alongside being situated in one of the most sought after and family friendly locations within Langdon Hills.

- Two Bedroom Ground Floor Apartment
- Welcoming Entrance Hall
- Kitchen 11'5 x 5'11
- Master Bedroom 11'2 x 10'8 Plus Bedroom Two 9'11 x 7'2
- Communal Gardens Plus Lengthy Lease
- Own Front Door Providing Independent Access
- Lounge/Diner 14'10 x 11'2 With Feature Bay Window
- Bathroom 6'7 x 6'3
- Allocated Parking, Visible From Both Bedrooms Plus Visitors Parking
- Walking Distance To Local Shops, Amenities And Rail Links Direct Into London

## Coburg Lane

Basildon

**£250,000**

Offers In Excess Of



# Coburg Lane



Internally the new owner will be welcomed in via their own front door providing independent access. Once through the front door, the new owner will be greeted by the striking and spacious entrance hall which allows access to all of the remaining living accommodation.

Worthy of special mention is the impressive lounge come diner which measures a generous 14'10 x 11'2 with a feature bay window. The lounge come diner is flooded with natural light via the dual aspect windows which is a fine feature within itself.

Off of the lounge come diner is the recently fitted kitchen suite which measures a further 11'5 x 5'11. The kitchen was fitted in June 2022 and has been maintained to the highest of standards since. The kitchen provides an abundance of both worktop space and storage space. The kitchen also plays host to the newly fitted combi boiler, (2022) which has 8 years warranty remaining.

Also fitted in June 2022 was the family bathroom suite which measures 6'7 x 6'3 consisting of the W/C, washbasin and bathtub with overhead shower.

Both bedrooms are sizeable with the master bedroom measuring 11'2 x 10'8, complete with fitted wardrobes whilst bedroom two measures 9'11 x 7'2 and currently acts as a home office.

The property comes with one allocated parking space which is visible from both bedrooms. Alongside the allocated parking is visitors parking.

The property opens onto a large area of greenery acting as the communal garden areas.

This property has been extensively refurbished over the last few years with a new kitchen and bathroom having been fitted, both June 2022, new flooring and redecoration throughout, also June 2022, a new combi boiler was fitted in 2022 with 8 years warranty remaining whilst new double glazing was fitted in February of this year, 2024. The new owner will simply have to unpack their belongings and enjoy the environment the current owners have created.

Situated within walking distance of local shops, amenities, schools and open parkland and nature reserves the location is fantastic and offers something for all of the family and for all ages. The property is also just a very short walk from rail links direct into London.

Being sold with a lengthy lease of 98 years internal viewings come strongly recommended so that one can appreciate all of the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Leasehold - 98 Years Remaining.  
Service, Maintenance & Ground Rent £66 PCM.  
Council Tax Band C.  
Amount £1823.20.

## **Two Bedroom Ground Floor Apartment**

### **Own Front Door Providing Independent Access**

#### **Welcoming Entrance Hall**

#### **Lounge/Diner With Feature Bay Window**

14'10 x 11'2

#### **Kitchen**

11'5 x 5'11

#### **Bathroom Suite**

6'7 x 6'3

#### **Master Bedroom**

11'2 x 10'8

#### **Bedroom Two**

9'11 x 7'2

### **Extensively Refurbished Throughout**

### **Allocated Parking**

### **Visitors Parking**

### **Communal Gardens**

### **Lengthy Lease Of 98 Years**

### **Popular & Family Friendly Location**

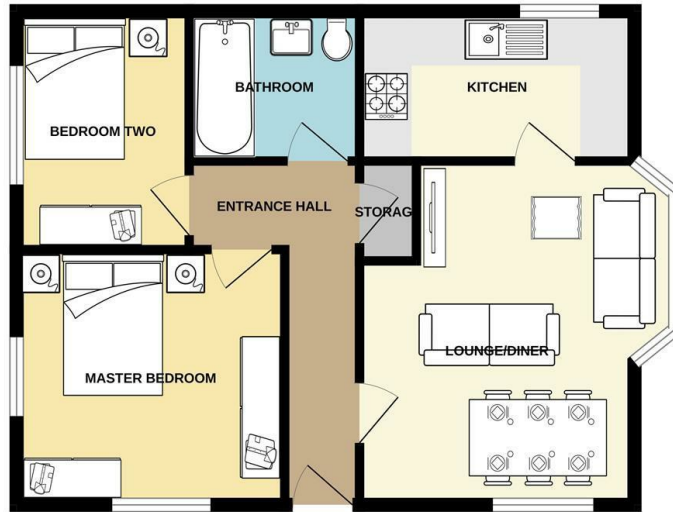
### **Walking Distance To Local Shops & Amenities**

### **Walking Distance To Rail Links Into London**



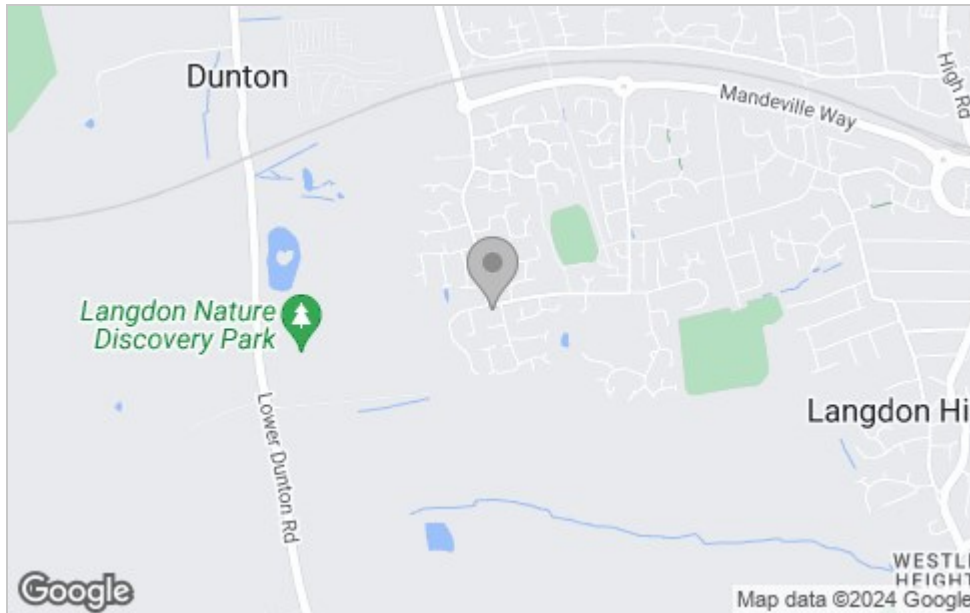
# Floor Plan

GROUND FLOOR

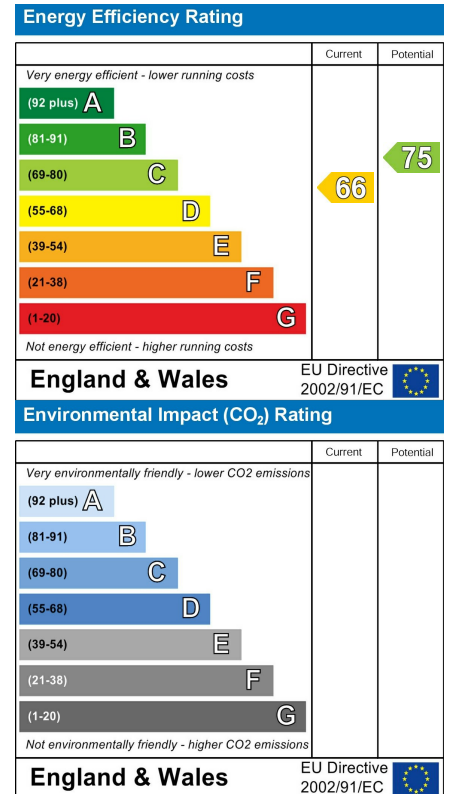


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronoc C2025

# Area Map



# Energy Efficiency Graph



# 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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