



GUIDE PRICE £205,000 - £215,000. Bear Estate Agents are thrilled to bring to the market this deceptively spacious two double bedroom top floor/first-floor apartment which profits from a fine finish throughout alongside allocated parking, a huge area of communal gardens plus a most favourable location being just a very short walk from local shops, rail links direct into London and 'Victoria Park'.

- Cosy Entrance Hall With Stairs Leading To Main Living Accommodation
- Master Bedroom 15'1 x 9'3 Plus Bedroom Two 8'10 x 8'4
- Huge Area Of Communal Gardens
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London
- Fine Finish Throughout
- Open Plan Kitchen/Living/Dining Area 16'6 x 11'
- Family Bathroom Suite 7'9 x 6'3
- Allocated 'Driveway' Parking
- Walking Distance To 'Victoria Park'
- Lengthy 90 Year Lease

## Merrylands

Basildon

**£205,000**

Guide Price





# Merrylands



Guide Price £205,000 - £215,000...

Internally the new owner will be greeted by the cosy entrance hall with stairs leading to the main area of living accommodation.

Worthy of special mention is the incredible open plan kitchen, living and dining area which measures 16'6 x 11' providing the perfect environment in which to both entertain and relax. The kitchen measures 11' x 7'9 with the lounge/dining area measuring 11' x 8'8. Both areas interact perfectly with one another and generate a very social feel to them.

Both bedrooms are sizeable double bedrooms which is a fine feature within itself, the master bedroom measures an incredible 15'1 x 9'3 with storage over the stairs whilst bedroom two measures a further 8'10 x 8'4.

Completing the living accommodation is the family bathroom suite which measures 7'9 x 6'3 and consists of the W/C, washbasin and bathtub with overhead shower.

Externally this home continues to impress with a huge area of communal garden whilst to the front there is an allocated parking space which acts as driveway parking for the property.

The property is situated just a very short walk from local shops, amenities and rail links direct into London whilst 'Victoria Park' is just a stones throw away too.

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.

Guide Price £215,000 - £225,000...

Leasehold - 90 Years Remaining.  
Service, Maintenance & Ground Rent - £81.77 PCM.  
Council Tax Band A.  
Amount £1367.40.

## **Cosy Entrance Hall**

## **Stairs Leading To First Floor Living Accommodation**

## **Inner Hallway**

## **Lounge/Kitchen/Diner**

16'6 x 11'

## **Master Bedroom**

15'1 x 9'3

## **Bedroom Two**

8'10 x 8'4

## **Bathroom Suite**

7'9 x 6'3

## **Plenty Of Storage Throughout**

## **Large Communal Garden Area**

## **Allocated 'Driveway' Parking**

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

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

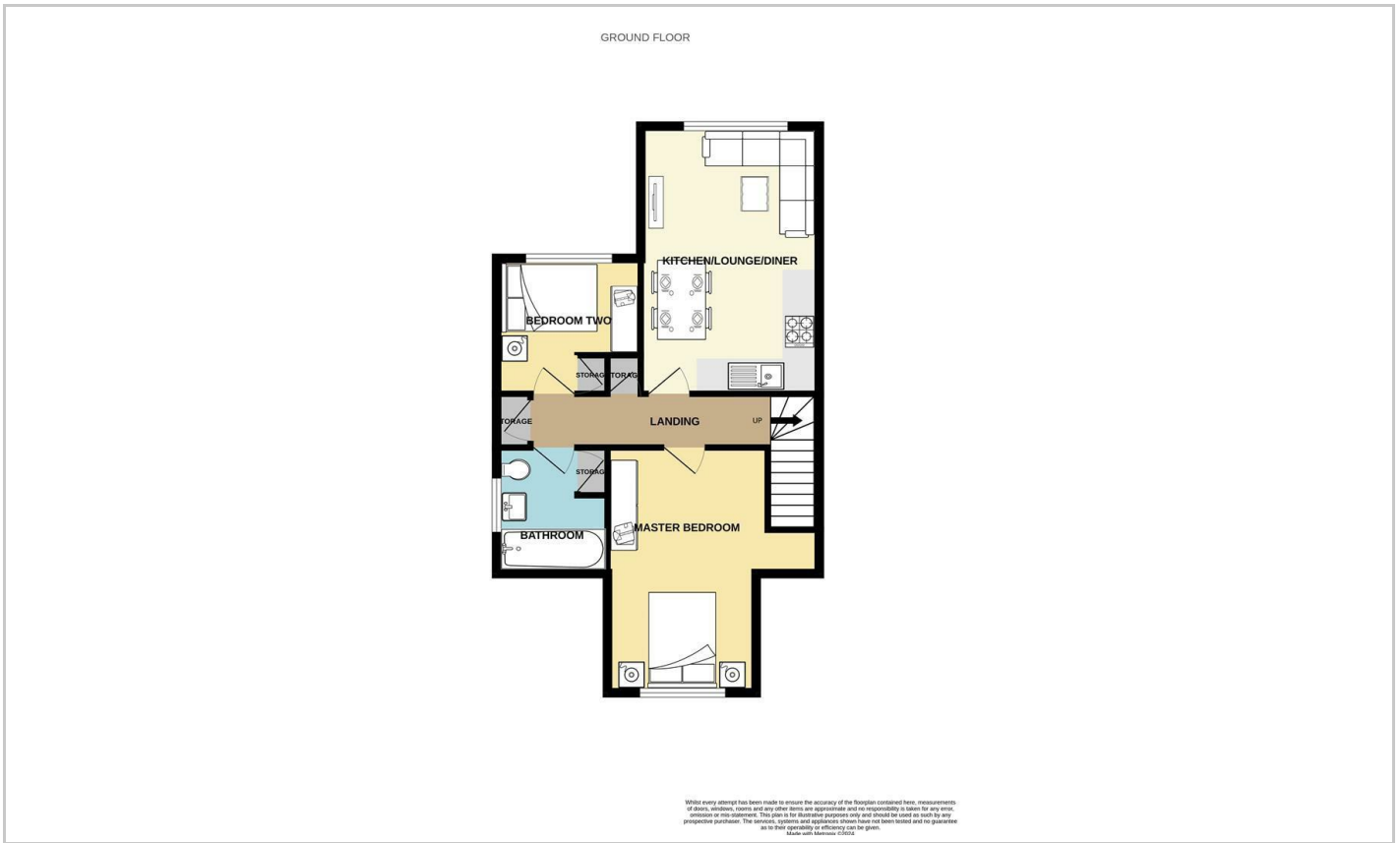
## **Lengthy Lease - 90 Years Remaining**

## **Fine Finish Throughout**

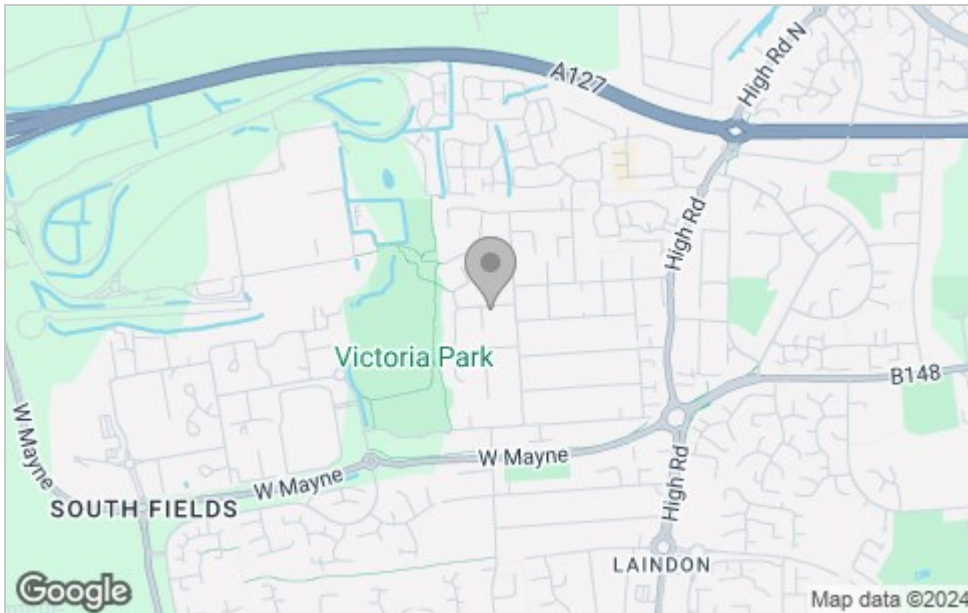




# Floor Plan



# 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

