



Bear Estate Agents are absolutely thrilled to bring to the market this deceptively large two double bedroom top-floor apartment which profits from spacious living accommodation, a lengthy lease in excess of 100 years and being situated just a very short walk from Basildon town centre and rail links direct into London...

- Top Floor/First Floor Two Double Bedroom Apartment
- Kitchen 9'1 x 8'6
- Master Bedroom 14'6 x 9'6 Plus Bedroom Two 12'6 x 8'8
- Lengthy Lease In Excess Of 100 Years
- Walking Distance To Basildon Town Centre & Rail Links Direct Into London
- 'Open' & Welcoming Entrance Hall
- Lounge/Diner 14'8 x 13'5
- Family Bathroom Suite 8'1 x 5'1
- Communal Garden Areas Plus Balcony Off Of Living Area
- Wealth Of Permit Parking

## The Fold

Basildon

**£200,000**

Guide Price





# The Fold



Guide Price £200,000 - £220,000..

Internally the new owner will be welcomed into the property via the 6'6 x 4'4 'open' entrance hall complete with a large, 4'10 x 2'11 storage cupboard.

The smart kitchen suite measures 9'1 x 8'6 and provides a wealth of worktop space.

The open-plan lounge come diner measures 14'8 x 13'5 offering a great space in which to entertain and relax. There is an abundance of natural light to the lounge come diner and access to a cosy balcony offering an element of outside space.

The master bedroom measures 14'6 x 9'6 and sits alongside bedroom two, another comfortable double bedroom measuring 12'6 x 8'8.

Completing the living accommodation is the 8'1 x 5'1 family bathroom suite.

Externally there is a wealth of permit parking and some communal garden areas.

Situated within walking distance of Basildon Town Centre and rail links direct into London the location is simply perfect for local amenities and provides something for all ages. A further benefit is the lengthy lease in excess of 100 years.

Internal viewings come strongly recommended as opportunities such as this are few and far between.

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Leasehold - 101 Years Remaining.  
Service, Maintenance & Ground Rent Approx £86 PCM.  
Council Tax Band A.  
Amount £1367.40.

## **Top Floor/First Floor Two Double Bedroom Apartment**

### **Own Front Door**

### **'Open' & Welcoming Entrance Hall**

6'6 x 4'4

### **Storage Cupboard**

4'10 x 2'11

### **Kitchen**

9'1 x 8'6

### **Lounge/Diner**

14'8 x 13'5

### **Balcony**

5' x 3'11

### **Master Bedroom**

14'6 x 9'6

### **Bedroom Two**

12'6 x 8'8

### **Family Bathroom Suite**

8'1 x 5'1

### **Wealth Of Permit Parking**

### **Communal Garden Areas**

### **Walking Distance To Basildon Town Centre**

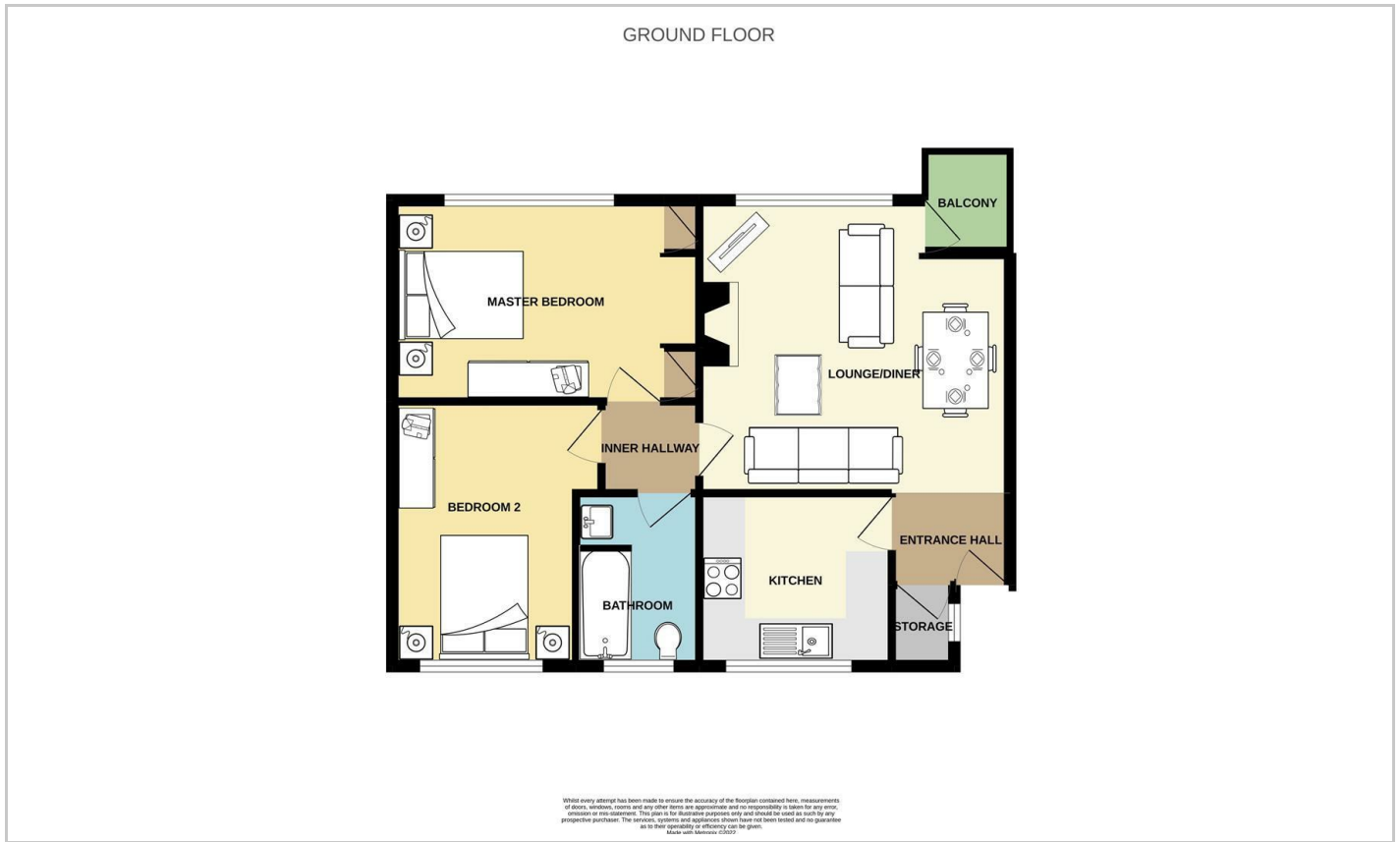
### **Walking Distance To Rail Links Direct Into London**

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

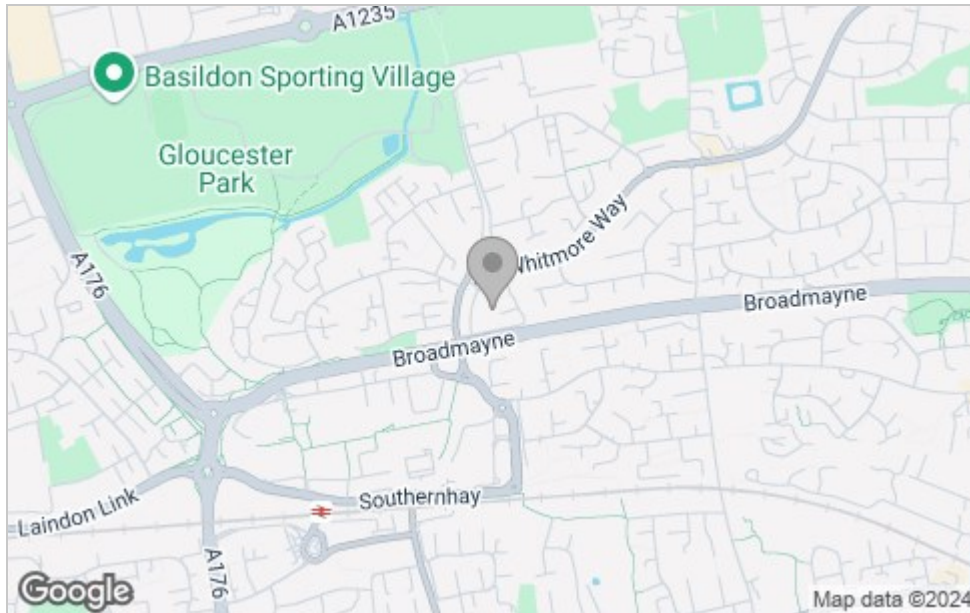




# Floor Plan



# 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

