



Bear Estate Agents are pleased to market this unique DUPLEX apartment situated across two floors. Langleys is a fantastic location, within walking distance to Basildon Railway Station which offers easy access to London Fenchurch Street (C2C). It is also within walking distance of local schools, bus routes and the immensely popular Eastgate & Westgate Shopping Centres.

- First Floor Duplex
- Modern Kitchen (7'10 x 8'9)
- Balcony
- Bedroom 1 (14'8 x 10'0)
- Bedroom 2 (12'3 x 8'2)
- Ample Storage
- Entrance Hall
- Lounge (16'5 x 14'8)
- Bedroom 1 (14'8 x 10'0)
- Four-Piece Bathroom
- Prime Location

## Langleys

Basildon

**£235,000**

Offers In Excess Of



# Langleys



Once through the front door, this home immediately feels like a conventional house. The property begins with an entrance hall which adjoins all downstairs rooms. There is a modern kitchen with an abundance of cupboard and surface space, and a large living room with a private balcony. Upstairs hosts TWO DOUBLE bedrooms and a four-piece bathroom with walk in shower and separate bath. There is also ample internal storage and an additional external storage cupboard.

This home is large for its price, call us today if you are interested in organising a viewing!

Leasehold - 105 Years Remaining.  
£10 PA Ground Rent.  
£1,000 PA Service & Maintenance.

## **First Floor Duplex**

### **Entrance Hall**

### **Modern Kitchen (7'10 x 8'9)**

### **Lounge (16'5 x 14'8)**

### **Balcony**

### **Bedroom 1 (14'8 x 10'0)**

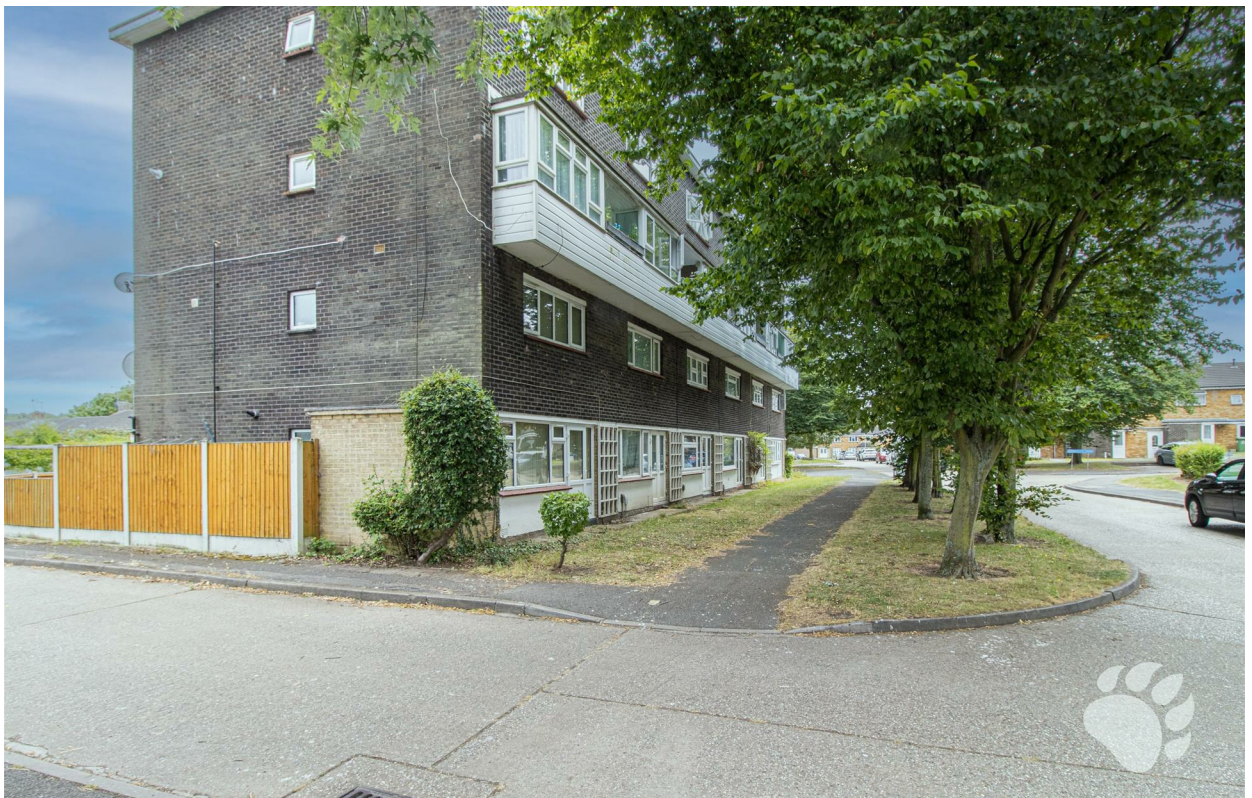
### **Bedroom 2 (12'3 x 8'2)**

### **Four-Piece Bathroom**

### **Ample Storage**

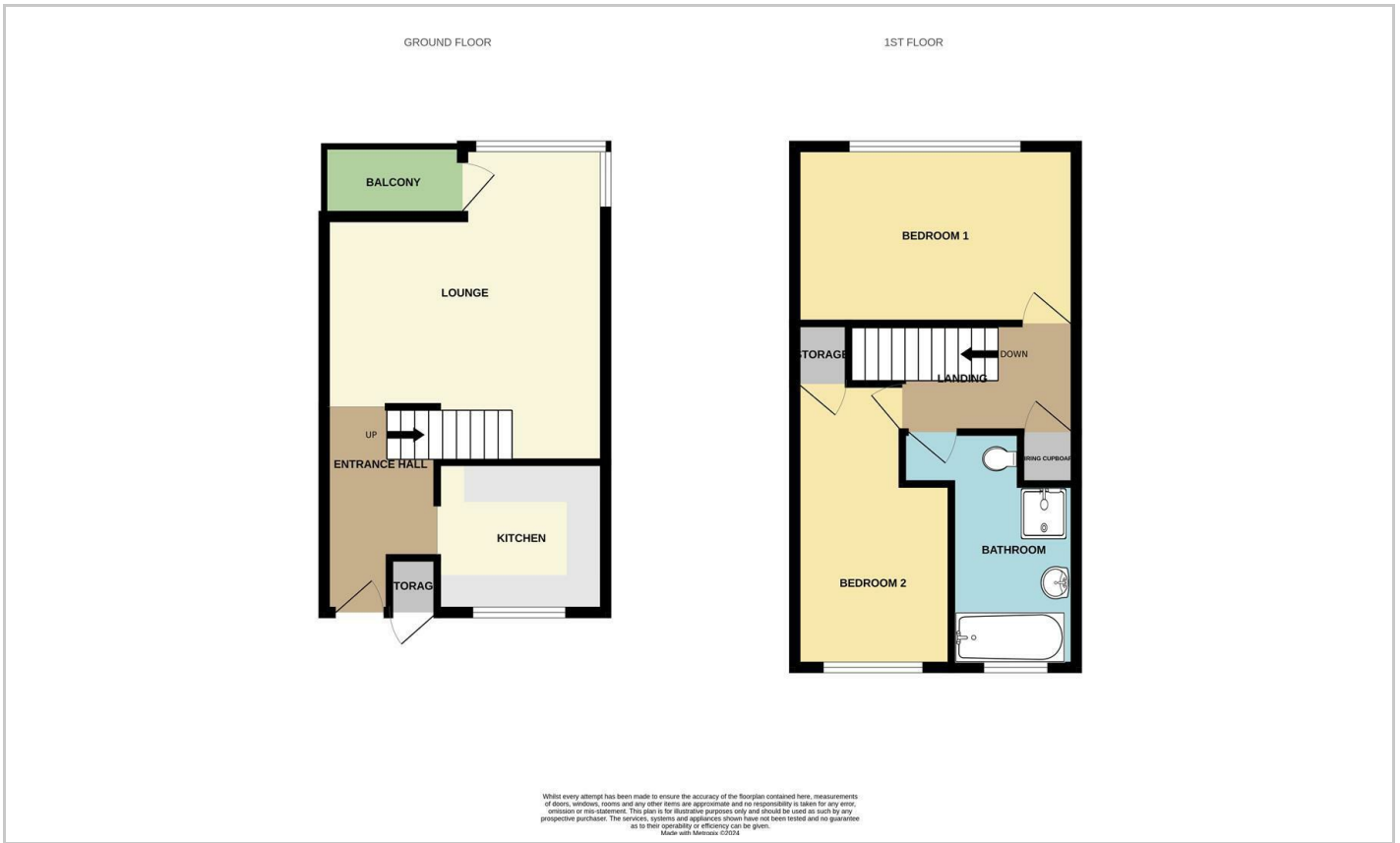
### **Prime Location**



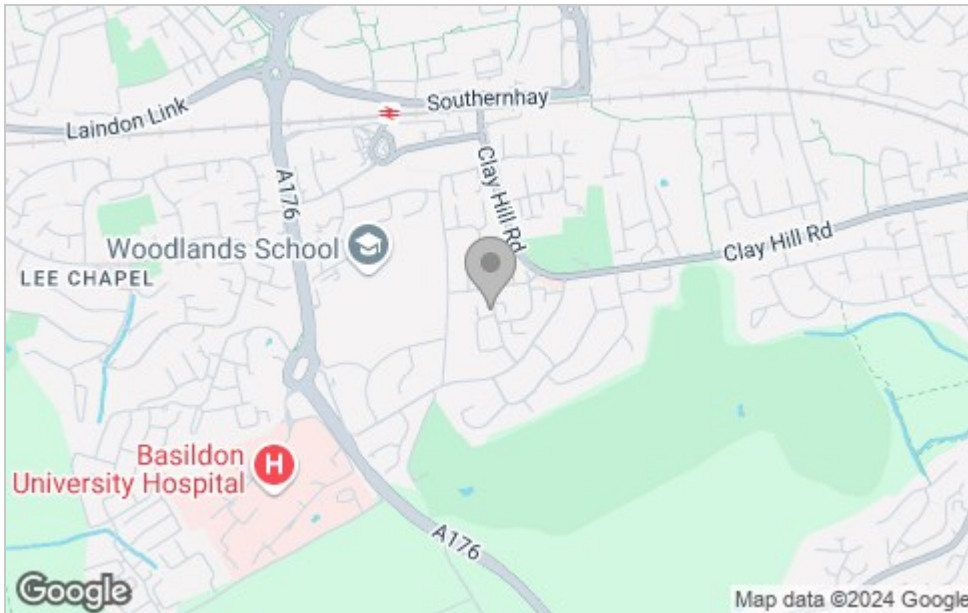




# Floor Plan



# 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.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

