



Bear Estate Agents are pleased to bring to the market this stunning TWO DOUBLE bedroom, TWO bathroom, GROUND FLOOR apartment. Campbell Court, Brook Mead is located in the heart of Laindon, within walking distance of local supermarket, local schools, major bus routes, and Laindon Railway Station which provides access into London Fenchurch Street. It is also conveniently positioned a short drive to A127, providing another commuting link into London.

- Secure & Tidy Communal Areas
- Living Room (21'6 x 11'1)
- Bedroom 1 (11'3 x 10'11)
- Bedroom 2 (12'1 x 9'8)
- Communal Garden
- Inviting Entrance Hall Areas
- Modern Kitchen with integrated appliances
- En-Suite with walk in shower
- Three Piece Bathroom with shower over bath
- Allocated Parking in Private Car Park

## Brook Mead

Basildon

**£240,000**

Offers In Excess Of



# Brook Mead



The block begins with an intercom entrance for maximum security and the communal entrance hall is tidy and hosts an individual post box for each flat. Once through the front door of the apartment you are greeted by the inviting entrance hall which adjoins two large storage cupboards. The living room of the property is open plan, hosting a modern kitchen with integrated appliances and a large sitting area. This room has double doors into a communal garden area which has been designated with picket fencing. Both bedrooms are comfortably double bedrooms with the master benefitting from an en-suite with a walk in shower. There is also a modern three-piece bathroom with shower over bath. To complete the property, there is an allocated parking space and plenty of visitor parking in a private car park.

We highly recommend viewing this property to see all that is on offer, give us a call today to arrange your appointment!

Leasehold  
Lease Remaining: 113 years  
Service Charges: £1,092 per annum  
Ground Rent: £438 per annum  
Council Tax Band: C  
Amount: £1908.72

## **Secure & Tidy Communal Areas**

### **Inviting Entrance Hall**

### **Living Room (21'6 x 11'1)**

### **Modern Kitchen with integrated appliances**

### **Bedroom 1 (11'3 x 10'11)**

### **En-Suite with walk in shower**

### **Bedroom 2 (12'1 x 9'8)**

### **Three Piece Bathroom with shower over bath**

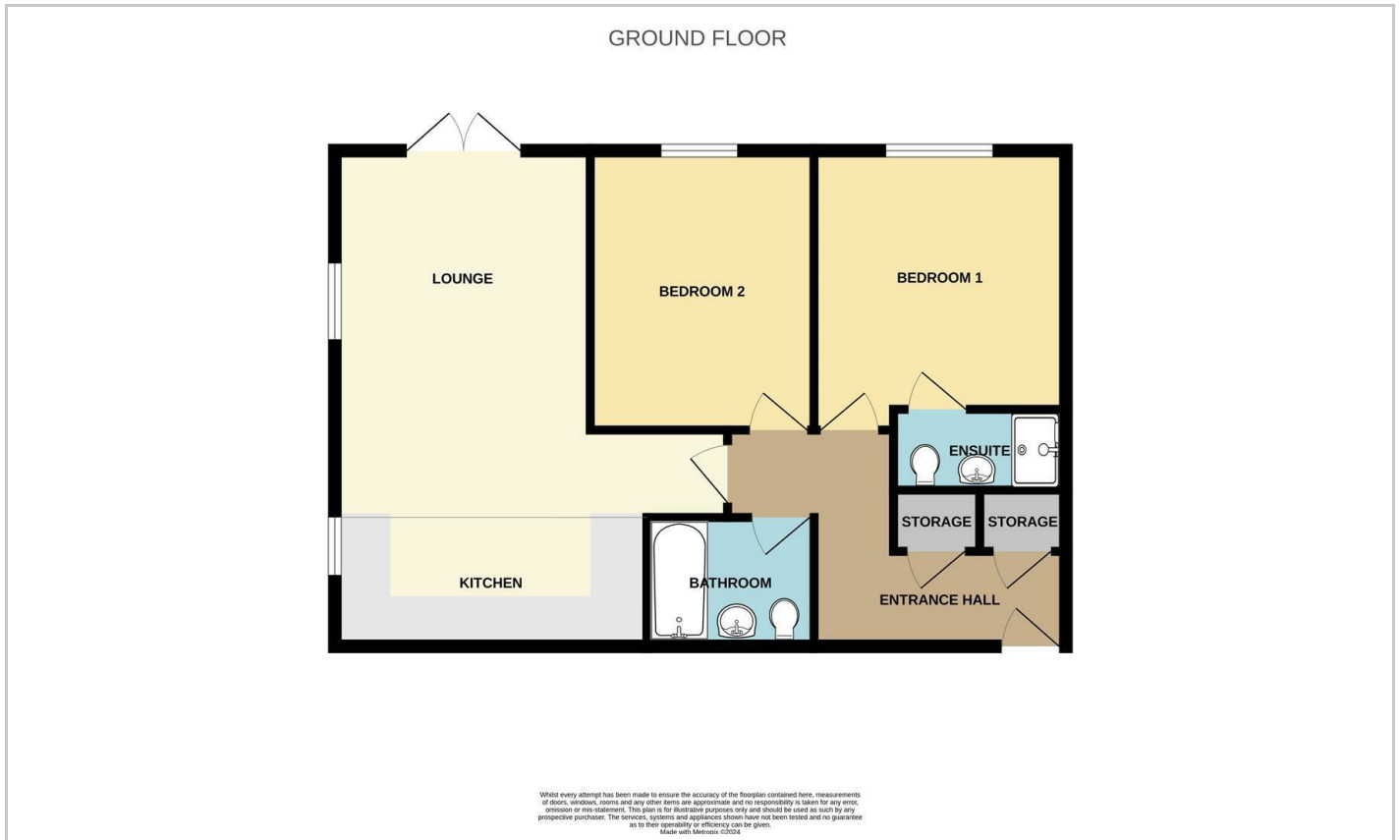
### **Ample Storage**

### **Communal Garden**

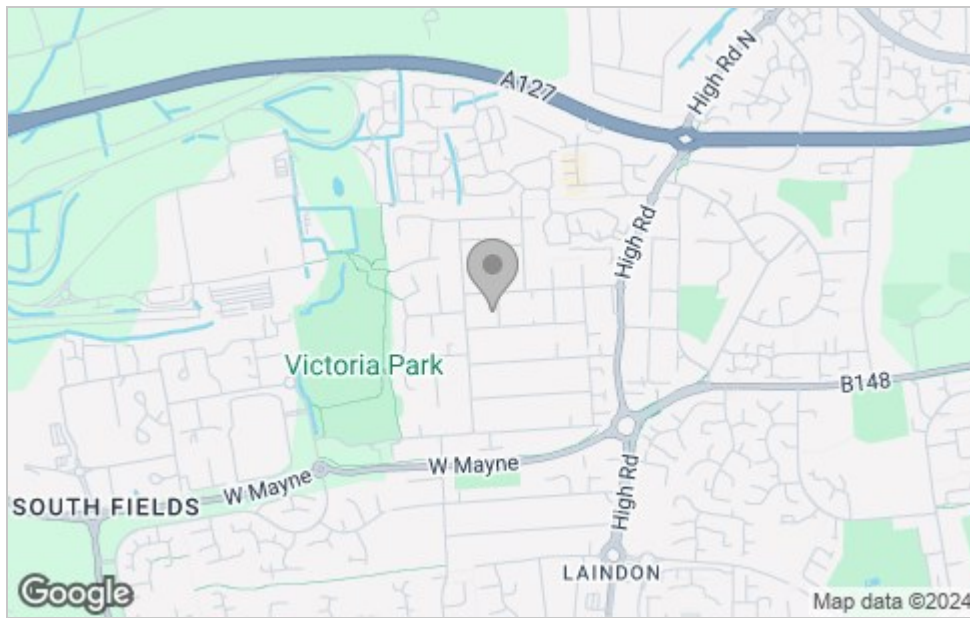
### **Allocated Parking in Private Car Park**



# 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.

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# Energy Efficiency Graph

