



NO ONWARD CHAIN! Bear Estate Agents are pleased to bring to the market this well cared for and spacious feeling ONE bedroom apartment. This property is available for CASH BUYERS ONLY and is a fantastic opportunity for buy to let investors. Kingswood Court is located in the heart of Basildon, situated off of the popular Clay Hill Road. This home is within walking distance of local shops (Nisa parade, Timberlog Lane), local schools and major bus routes. It is also only 1.3 miles away from Pitsea Railway station and a short drive from A127 & A13 commuting roads.

- Cash Buyers Only!
- Lounge (14'4 x 10'6)
- Bedroom (15'1 x 9'9)
- Large Storage Cupboard
- Communal Garden Areas
- No Onward Chain
- Kitchen (10'5 x 7'5)
- Three Piece Bathroom
- Allocated Parking Space
- Great Location

## Kingswood Court, Clay Hill Road Basildon

**£140,000**

Offers In Excess Of



# Kingswood Court, Clay Hill Road



The first floor flat opens into the spacious lounge with a south facing window which maximises the intake of light throughout the day. There is also a roomy kitchen, three-piece bathroom suite and large double bedroom. Outside there is a communal garden and an allocated car parking space.

We highly recommend viewing this home so call us today to organise your viewing!

Estimated Rental Yield: £1000 - £1100 pcm

Lease Length: 61 years

Service Charge: £110 pcm

Ground Rent: £200 pa

Council Tax Band: B (£1670.13 pa)

**Cash Buyers Only!**

**No Onward Chain**

**Great Location**

**First Floor Flat**

**Lounge (14'4 x 10'6)**

**Kitchen (10'5 x 7'5)**

**Bedroom (15'1 x 9'9)**

**Three Piece Bathroom**

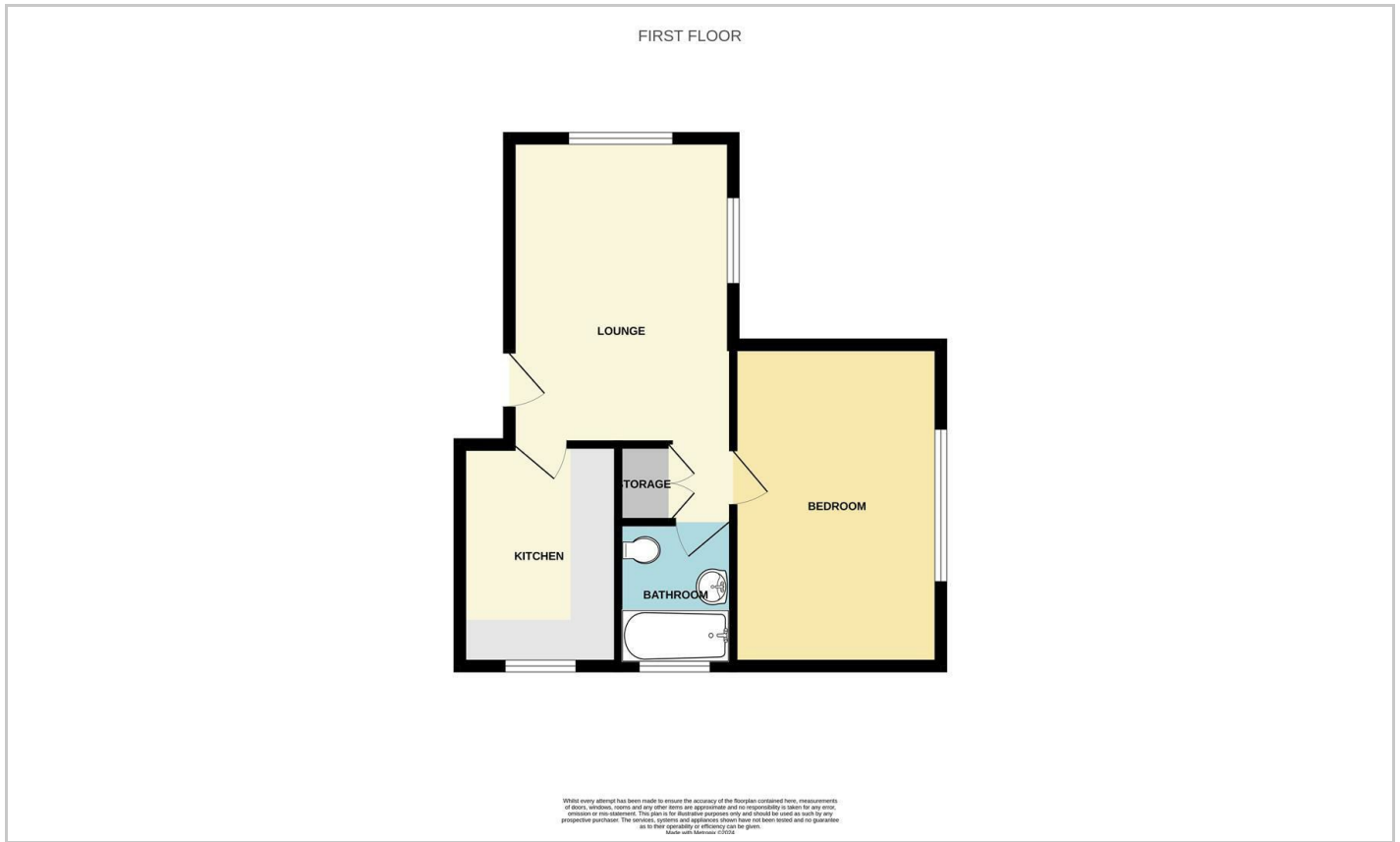
**Large Storage Cupboard**

**Allocated Parking Space**

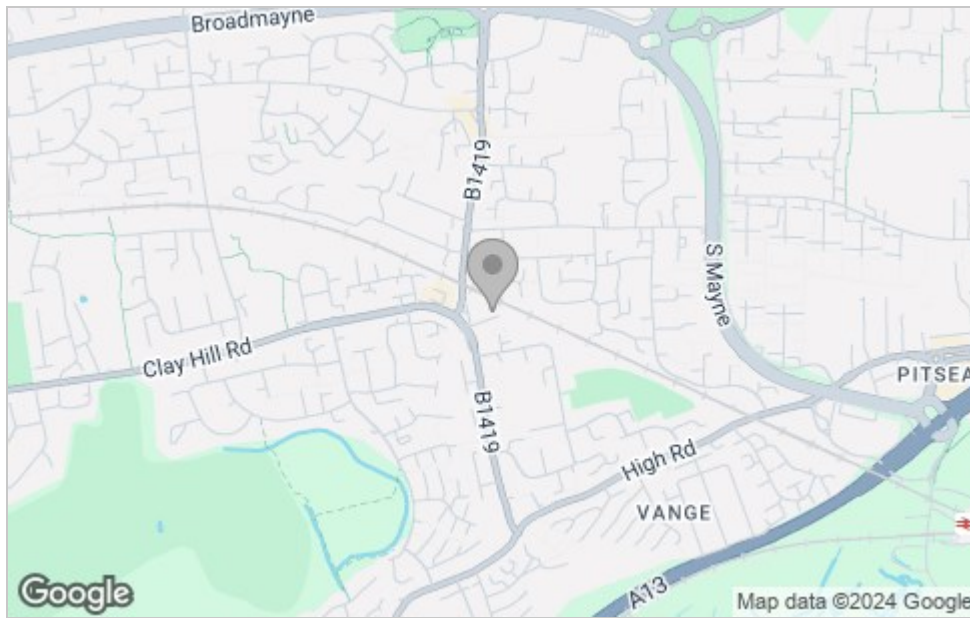
**Communal Garden Areas**



# 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

