



GUIDE PRICE £280,000 - £300,000. Bear Estate Agents are proud to bring to the market this HIGHLY UNIQUE and well cared for TWO bedroom ground floor flat, which is more akin to a traditional bungalow! The Gallops is a quaint close situated in the heart of LANGDON HILLS, within walking distance of local shops and Tesco supermarket, local schools and popular bus routes. The home is also only 0.4 miles from Laindon Railway Station which provides fast access into London Fenchurch Street on C2C line.

- Fantastic Home!
- Two Private Gardens
- Lounge/Diner (18'3 x 12'5)
- Bedroom 1 (14'8 x 8'9)
- Three-Piece Bathroom (6'3 x 7'2)
- Highly Desirable Location
- Garage and Driveway
- Kitchen (7'11 x 12'5 Max)
- Bedroom 2 (8'9 x 11'9)
- Ample Storage

The Gallops

Langdon Hills

£280,000

Guide Price



The Gallops



This beautiful property begins with an inviting entrance hall which sits at the heart of the home, adjoining all other rooms. The lounge/diner is a large space, measuring 18'5 max x 12'5, boasting two double glazed windows and a double glazed door into the rear garden, maximising the intake on natural light. The kitchen is modern and also overlooks the rear garden, benefitting from an abundance of cupboard and surface space. Both bedrooms are comfortable double rooms and there is also a three-piece bathroom suite to complete the floorplan.

The external benefits are like no other we have on the market! There is a private driveway which leads to your own designated garage. The home not only benefits from an private and enclosed rear garden, but also a courtyard garden to the front!

Flats like this do not come along very often so call us today to organise an appointment to see all that is on offer!

Lease Details:
Lease Length: 87 Years
Ground Rent: £35 per annum
Service Charge: £219 per quarter

Council Tax Band: C (£1908.72 pa)

Fantastic Home!

Highly Desirable Location

Two Private Gardens

Garage and Driveway

Lounge/Diner (18'3 x 12'5)

Kitchen (7'11 x 12'5 Max)

Bedroom 1 (14'8 x 8'9)

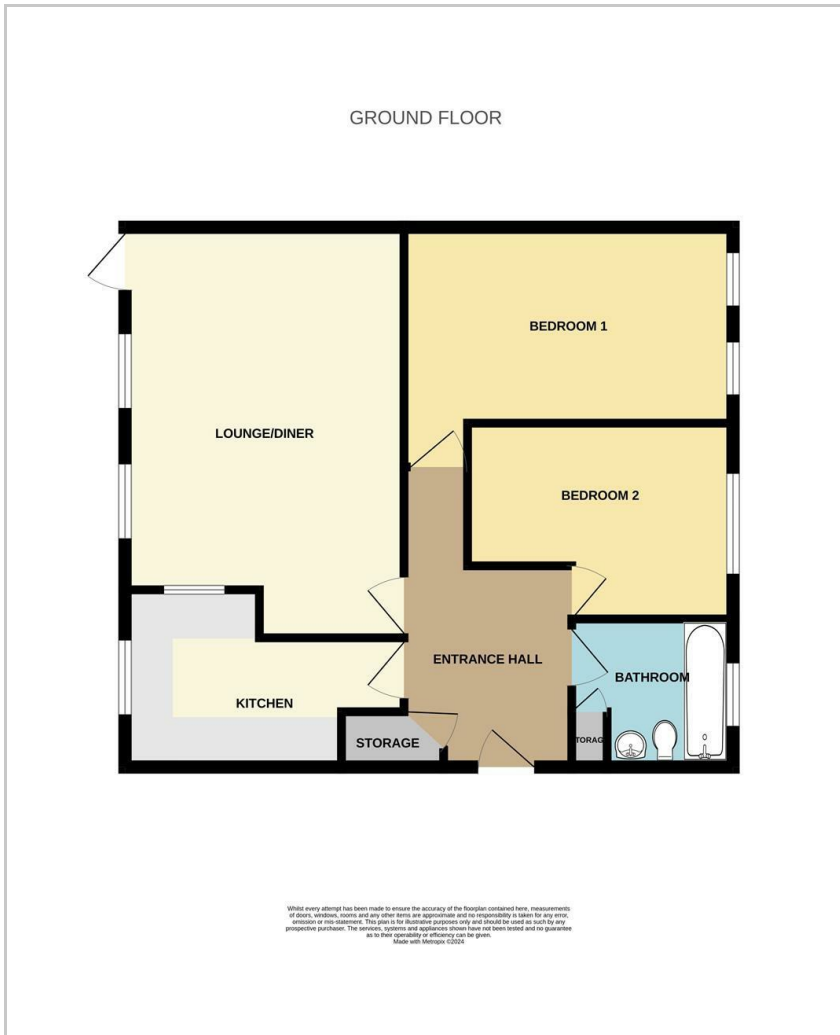
Bedroom 2 (8'9 x 11'9)

Three-Piece Bathroom (6'3 x 7'2)

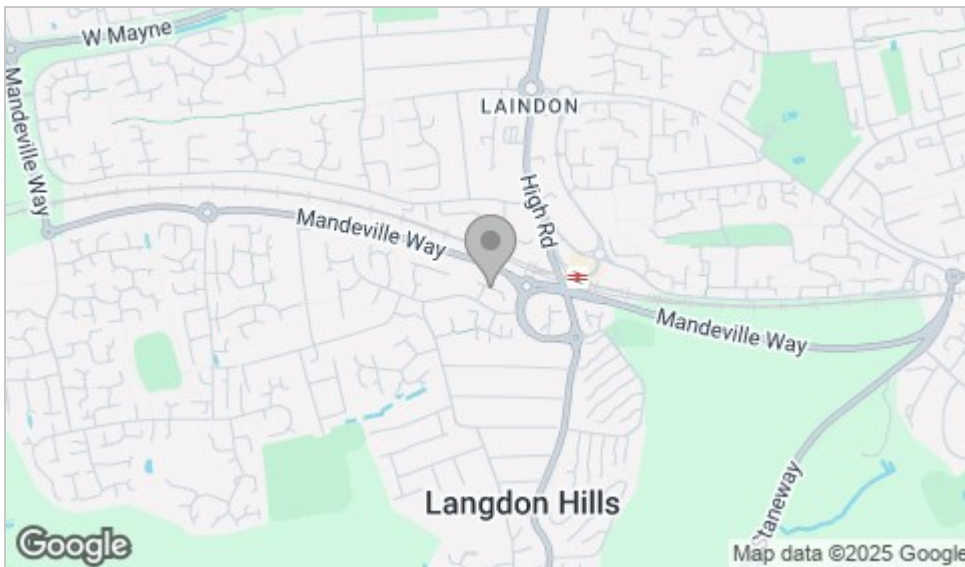
Ample Storage



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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

Office: 01268 661215 basildon@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>