



NO ONWARD CHAIN! Bear Estate Agents are pleased to bring to the market this well-cared for TWO bedroom, FIRST FLOOR apartment with a recently updated PEPPERCORN LEASE! 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.

- NO ONWARD CHAIN!
- Open-Plan Living Room
- Lounge (11'8 x 10'6)
- Bedroom 2 (11'5 x 6'5)
- Allocated Parking Space
- Intercom Security Door
- Kitchen (10'0 x 14'5)
- Bedroom 1 (11'4 x 10'7)
- Three-Piece Bathroom
- Plenty of Visitor Parking

Campbell Court

Laindon

£230,000

Offers In Excess Of



Campbell Court



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 benefits from 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 a large floor to ceiling window which maximises the intake of natural light. Bedroom 1 is a comfortable double bedroom measuring 11'4 x 10'7 and bedroom 2 is a large single bedroom which measures 11'5 x 6'5. The bathroom suite is modern and boasts a shower over bath.

There is a large car park with this flat having its own allocated parking space, visible from the property. There is also plenty of visitor parking for any guests!

We highly recommend viewing this flat to see the size, location and standard of this flat so call us today to organise an appointment!

Council Tax Band: C (£1908.72)

PEPPERCORN LEASE

Lease Length: 212 years

Ground Rent: £0!

Service Charge: £230 per quarter

NO ONWARD CHAIN!

Intercom Security Door

Entrance Hall

Open-Plan Living Room

Kitchen (10'0 x 14'5)

Lounge (11'8 x 10'6)

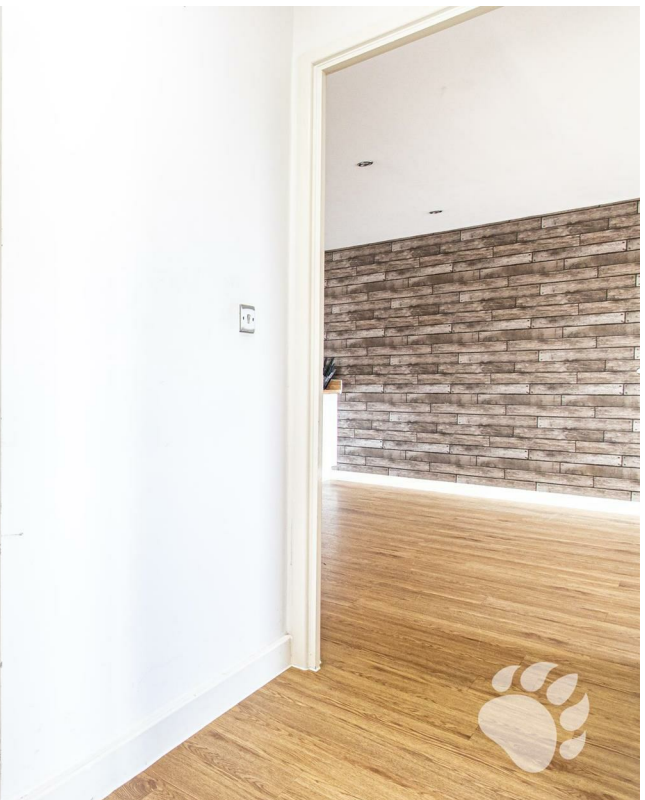
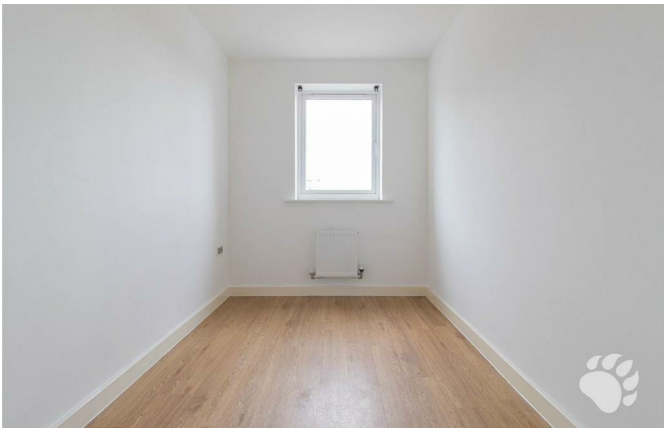
Bedroom 1 (11'4 x 10'7)

Bedroom 2 (11'5 x 6'5)

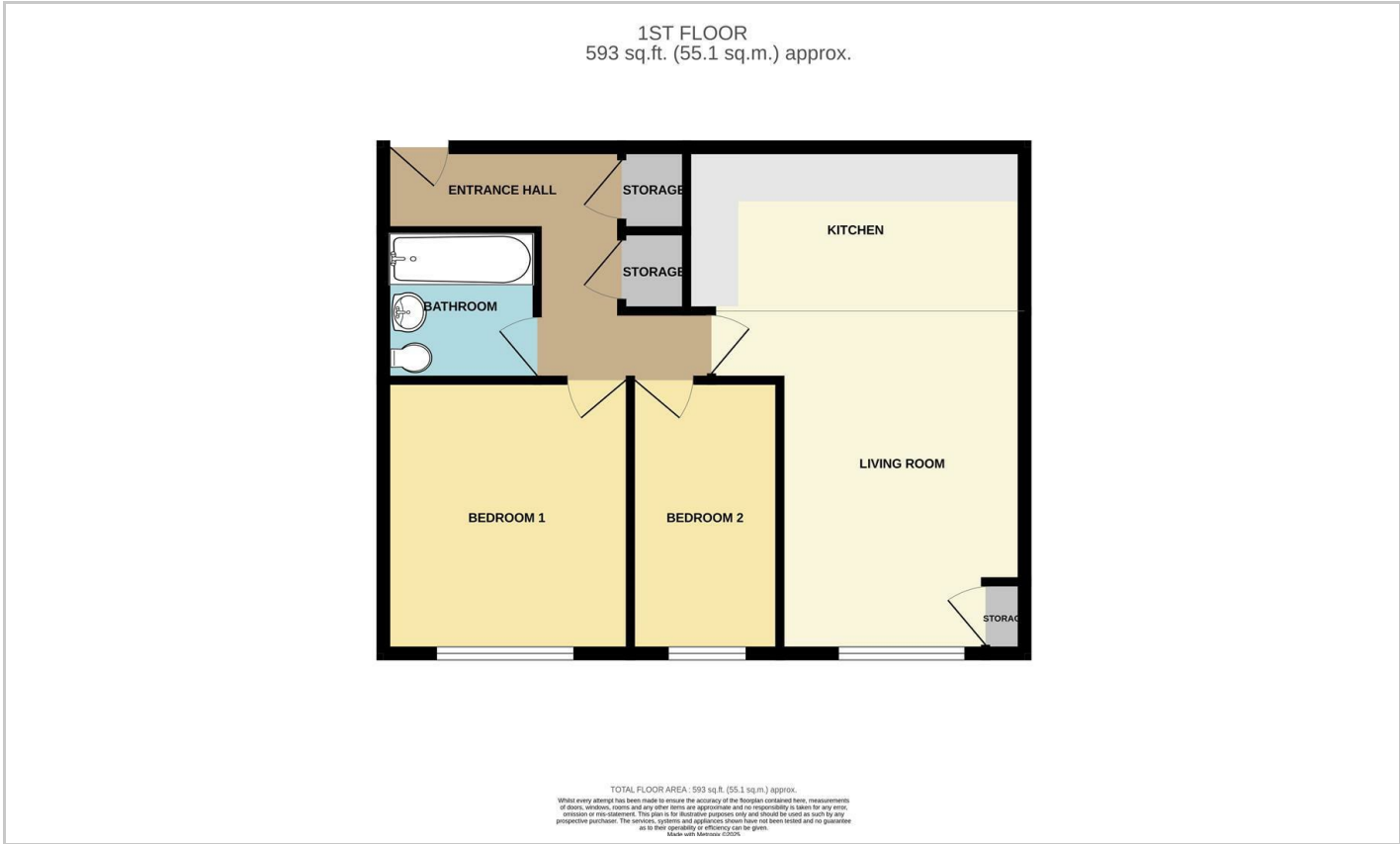
Three-Piece Bathroom

Allocated Parking Space

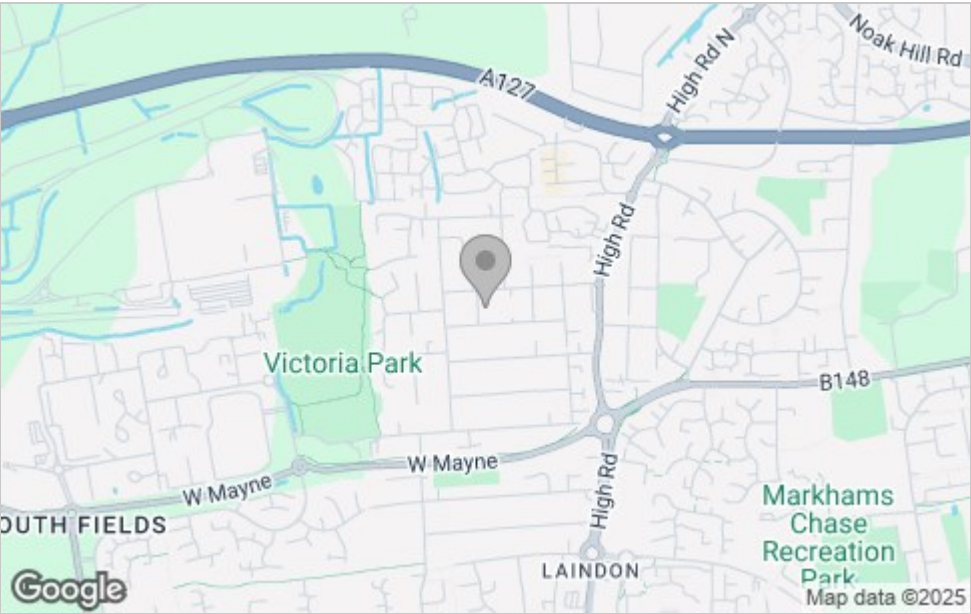
Plenty of Visitor Parking



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 firms 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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

