



Bear Estate Agents are thrilled to bring to the market this exceptionally cared for, ONE bedroom GROUND FLOOR apartment! Canon Court is a popular development located on the fringes of Basildon within walking distance of a range of amenities including Sainsbury's Supermarket, Argos, Matalan and more! There are also local bus routes nearby and it is only a short drive to A127 for commuters.

- Sought After Development
- Lounge (10'2 x 16'4) max
- Bedroom (10'2 x 13'0)
- Three-Piece Bathroom
- Communal Garden
- Entrance Hall
- Kitchen (5'7 x 13'0)
- Fitted Wardrobe
- Ample Storage
- Allocated Parking Space

## Canon Court

Basildon

**£200,000**





# Canon Court



This fabulous home begins with an entrance hall which sits at the centre of the home and adjoins all other rooms. The lounge in this flat is a great space, measuring 10'2 x 16'4 max and boasting a large window which is west-facing, flooding the room with natural light throughout the afternoon. The kitchen measures 5'7 x 13'0 and benefits from modern units which offer an abundance of cupboard and surface space. The bedroom is a comfortable double room measuring 10'2 x 13'0 max with a fitted wardrobe! There is also a three-piece bathroom suite with a walk-in shower and two storage cupboards, completing what is a fantastic layout.

There is a spacious west-facing communal garden which is a pleasant space to relax in warmer months and to the front of the flat is an allocated parking space in view of the flat.

These style of flats sell incredibly well so call us today to organise an appointment and see it first hand!

Council Tax Band: B (£1670.13)

Lease Length: 90 years

Ground Rent: £75 per annum

Service & Maintenance Charge: £113 per month

## **Sought After Development**

### **Entrance Hall**

### **Lounge (10'2 x 16'4) max**

### **Kitchen (5'7 x 13'0)**

### **Bedroom (10'2 x 13'0)**

### **Fitted Wardrobe**

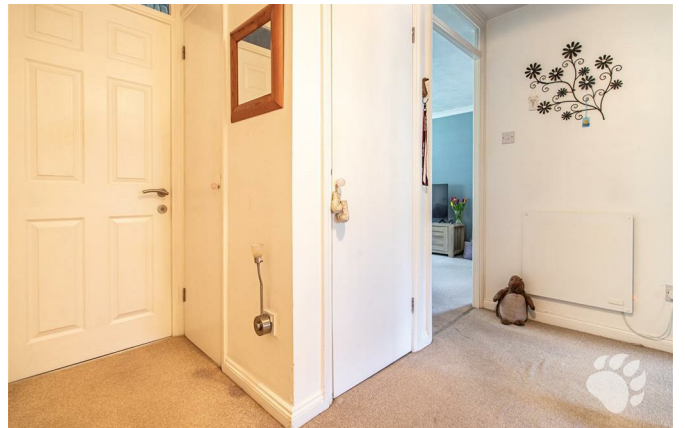
### **Three-Piece Bathroom**

### **Ample Storage**

### **Communal Garden**

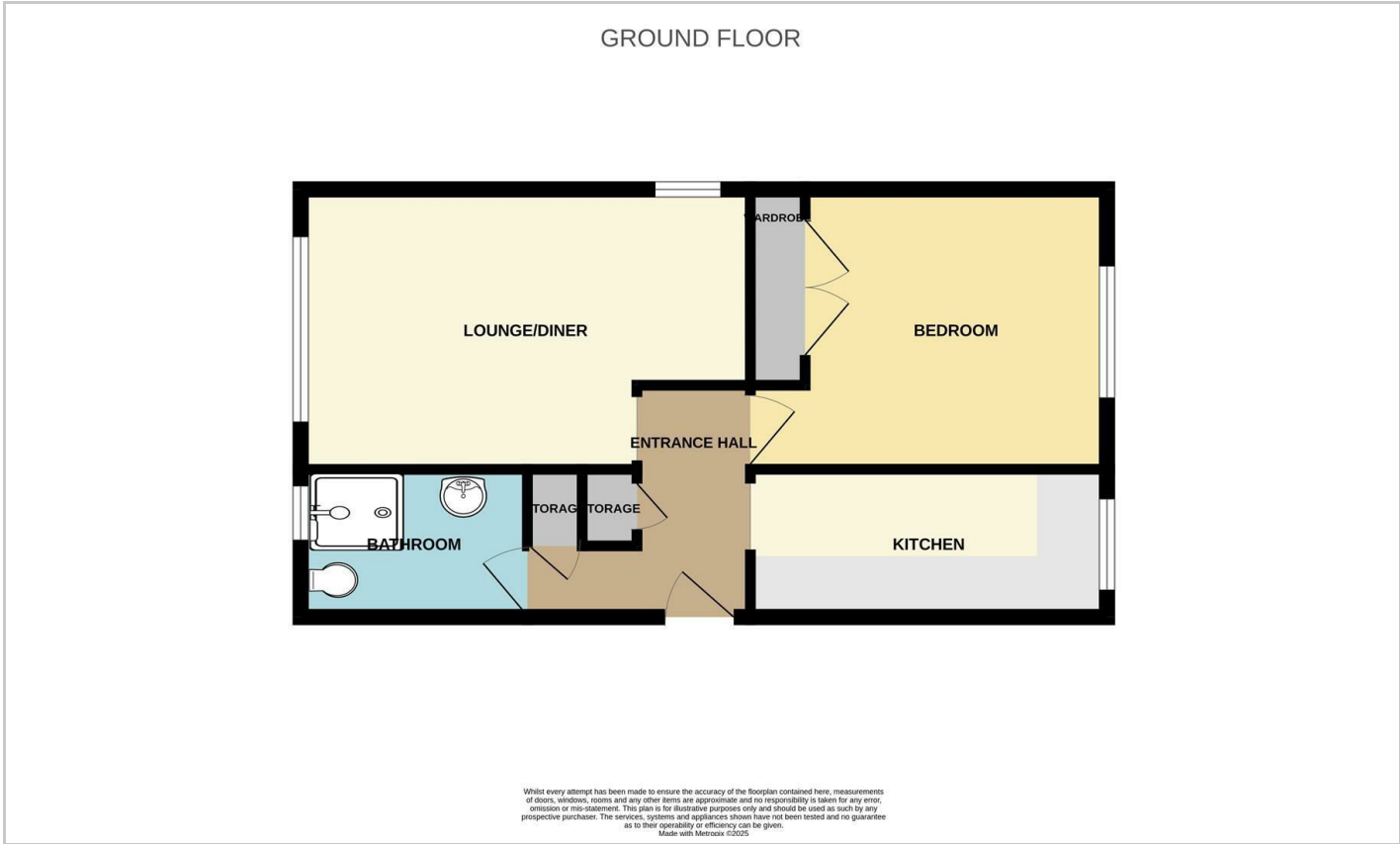
### **Allocated Parking Space**



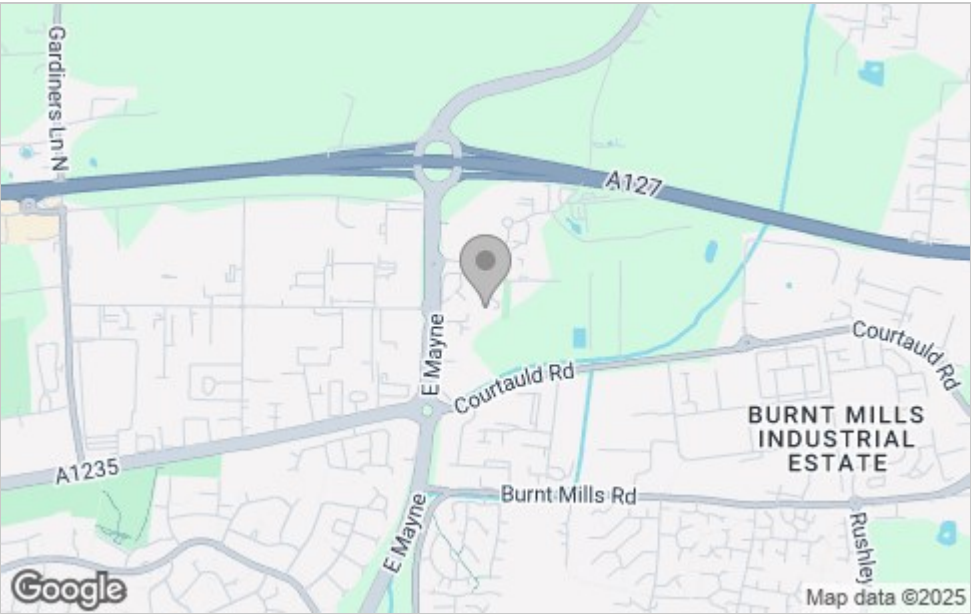




Floor Plan



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.

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Energy Efficiency Graph

