



Bear Estate Agents are pleased to bring to the market this extremely well-cared for TWO bedroom GROUND FLOOR maisonette. Charleston Court is a quaint no through road located in Burnt Mills, within walking distance of local shops, local schools and a reliable bus service. The home is 1.8 miles from Pitsea Railway Station which provides access to London Fenchurch Street on the C2C line.

- Ground Floor!
- Lounge (13'7 x 7'9)
- Kitchen (12'4 x 6'5)
- Bedroom 2 (11'7 x 6'6)
- South Facing Rear Garden
- Stunning Condition
- Dining Room (16'2 x 7'9)
- Bedroom 1 (13'3 x 8'0)
- Family Bathroom Suite
- Allocated Parking Bay

## Charleston Court

Basildon

**£250,000**

Offers In Excess Of



2



1



2



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# Charleston Court



These builds of flats are immensely popular and the layout begins with an inviting entrance hall. The living room and dining room to this modern home is a huge attraction, they measure 13'7 x 7'9 and 16'2 x 7'9 respectively but are open-plan with one another which creates a huge and airy living room dynamic. There are plenty of windows across these two rooms which overlook the south facing rear garden and a rear door for access. The kitchen is also a good size, measuring 12'4 x 6'5 and boasting an abundance of cupboard and surface space as well as a storage cupboard / pantry. The bedrooms measure 13'3 x 8'0 and 11'7 x 6'6 respectively, both great sizes! The bathroom is a three-piece suite with shower over bath, toilet and sink.

The external benefits are equally impressive, starting with the SOUTH FACING REAR GARDEN! The garden sees the sun throughout the day and is relatively low maintenance. To the front of the property is allocated parking bay which is directly outside the front door as well as plenty of visitor bays.

This home needs to be viewed as soon as possible as it will not be on the market for long! Call us today to organise an appointment and see all of the benefits first hand.

Council Tax Band: B (£1670.13)

Lease Length: 88 years

Ground Rent: £35 per annum

Service Charge: £534.62 every 6 months

## **Ground Floor!**

### **Stunning Condition**

#### **Entrance Hall**

#### **Lounge (13'7 x 7'9)**

#### **Dining Room (16'2 x 7'9)**

#### **Kitchen (12'4 x 6'5)**

#### **Bedroom 1 (13'3 x 8'0)**

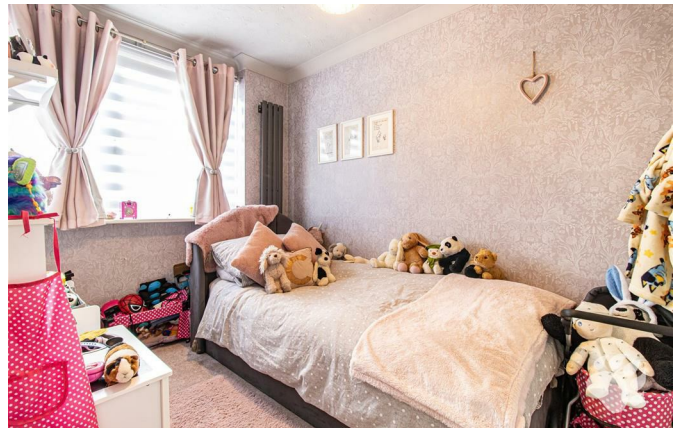
#### **Bedroom 2 (11'7 x 6'6)**

#### **Family Bathroom Suite**

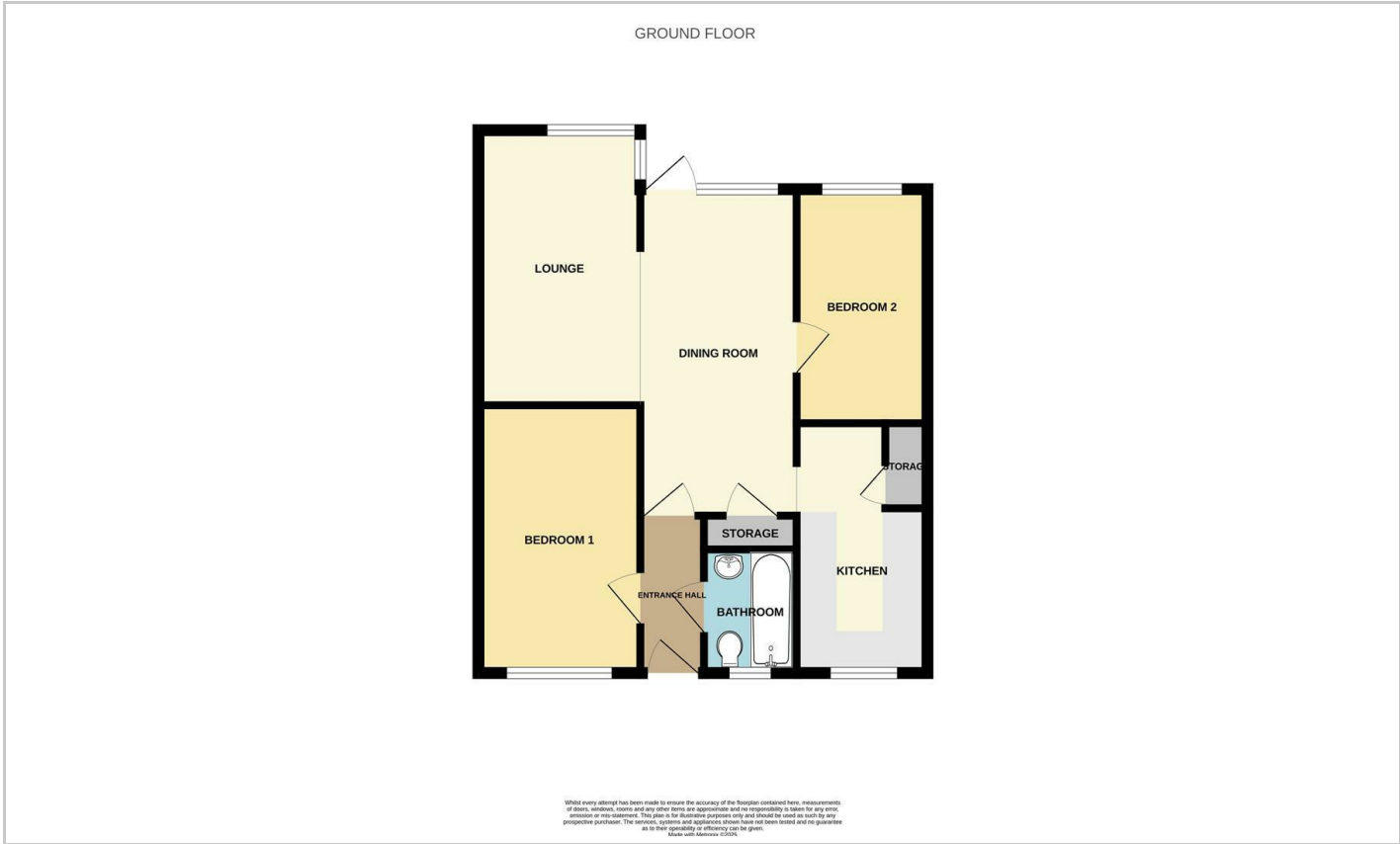
#### **Ample Storage**

#### **South Facing Rear Garden**

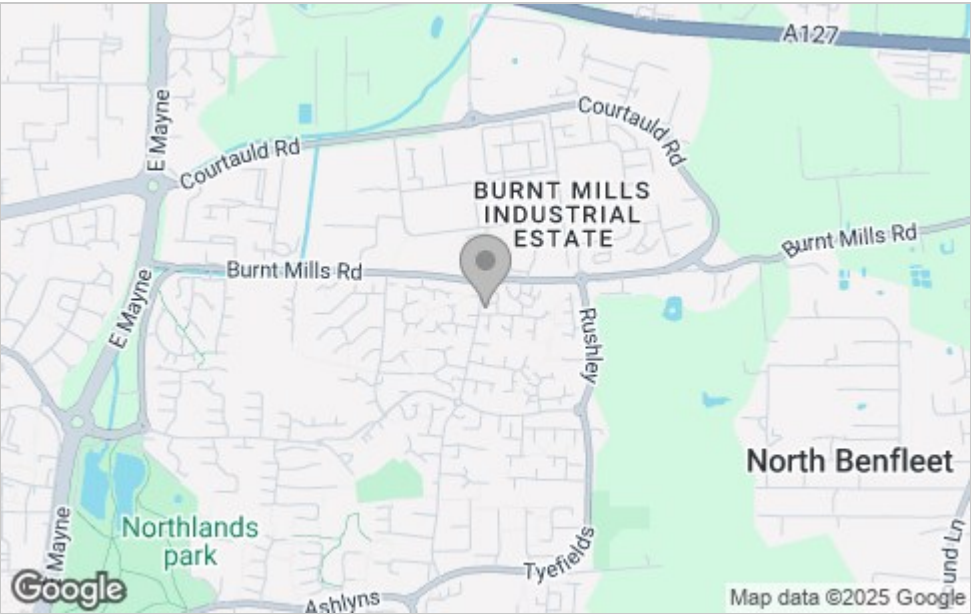
#### **Allocated Parking Bay**



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](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

