



Bear Estate Agents are absolutely thrilled to bring to the market this beautifully presented and lovingly cared for two double bedroom ground floor apartment which profits from its OWN FRONT DOOR providing independent access alongside being situated in one of the most sought after and family friendly locations within Langdon Hills.

Coburg Lane

Basildon

£250,000

- Own Front Door Allowing Independent Access
- Lounge/Diner 13'7 x 11'
- Master Bedroom 11'1 x 10'2 Plus Bedroom Two 10'5 x 7'4
- Communal Gardens
- Lengthy 98 Year Lease
- Welcoming Entrance Hall
- Kitchen 11'5 x 7'
- Bathroom Suite 7'1 x 6'7
- Allocated Parking Plus Visitors Parking
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London



Coburg Lane



Internally the new owner will be welcomed in via their own front door providing independent access. Once through the front door, the new owner will be greeted by the striking and spacious entrance hall which allows access to all of the remaining living accommodation.

Worthy of special mention is the impressive lounge come diner which measures a generous 13'7 x 11'. The lounge come diner is flooded with natural light via the dual aspect windows which is a fine feature within itself.

Off of the lounge come diner is the beautiful fitted kitchen suite which measures a further 11'5 x 7'. The kitchen provides an abundance of both worktop space and storage space.

The family bathroom suite measures 6'7 x 7'1 consisting of the W/C, washbasin and bathtub with overhead shower.

Both bedrooms are sizeable with the master bedroom measuring 11'1 x 10'2, complete with fitted wardrobes whilst bedroom two measures 10'5 x 7'4.

The property comes with one allocated parking space alongside visitors parking.

The property opens onto a large area of greenery acting as the communal garden areas.

Situated within walking distance of local shops, amenities, schools and open parkland and nature reserves the location is fantastic and offers something for all of the family and for all ages. The property is also just a very short walk from rail links direct into London.

Being sold with a lengthy lease of 98 years internal viewings come strongly recommended so that one can appreciate all of the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Leasehold - 98 Years Remaining.
Service, Maintenance & Ground Rent £66 PCM.
Council Tax Band C.
Amount £1,908.72.

Own Front Door Allowing Independent Access

Welcoming Entrance Hall

Lounge/Diner

13'7 x 11'

Kitchen

11'5 x 7'

Master Bedroom

11'1 x 10'2

Bedroom Two

10'5 x 7'4

Bathroom Suite

7'1 x 6'7

Communal Gardens

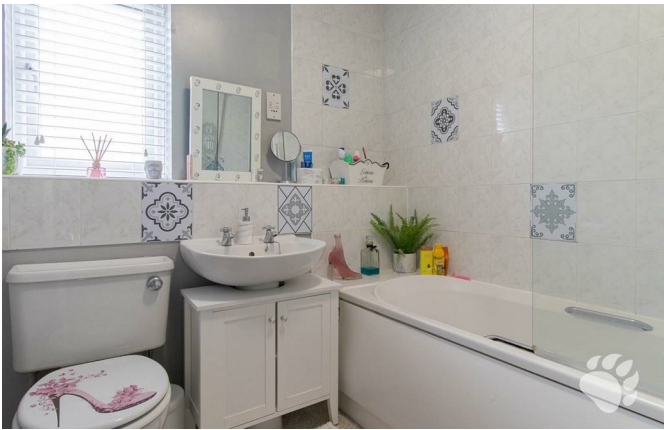
Allocated Parking Plus Visitors Parking

Lengthy 98 Year Lease

Walking Distance To Rail Links Into London

Walking Distance To Local Shops & Amenities

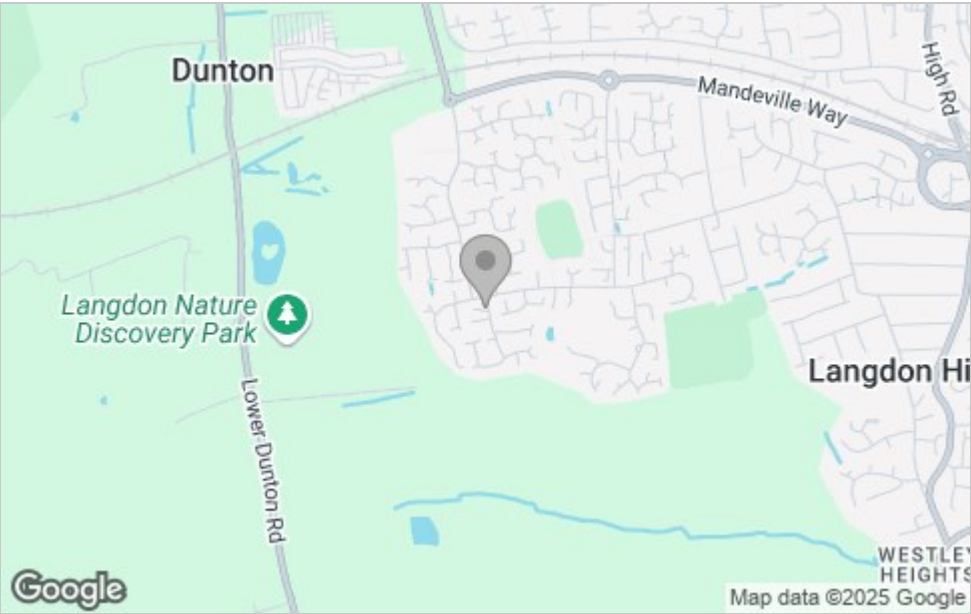
Walking Distance To Nature Reserve



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

