



Bear Estate Agents are absolutely thrilled to bring to the market this beautifully presented, fully modernised one double bedroom ground floor apartment which profits from a lengthy lease in excess of 100 years plus a most favourable location being just a short walk from the town centre and rail links direct into London.

- One Double Bedroom Ground Floor Apartment
- Stunning 'Wren' Fitted Kitchen 8'9 x 8'4
- Master Bedroom 13'7 x 8'10
- Communal Gardens
- Walking Distance To Town Centre & Rail Links Direct Into London
- Inviting Entrance 8'11 x 6'7
- Modern Bathroom Suite 6'4 x 5'5
- Lounge/Diner 13'7 x 11'11
- Lengthy Lease In Excess Of 100 Years
- Superb Finish Throughout

## Ballards Walk

Basildon

**£175,000**



# Ballards Walk



Internally the new owner will be welcomed into the inviting entrance hall complete with a large storage cupboard. The stunning 'Wren' fitted kitchen measures 8'9 x 8'4 offering a wealth of worktop space plus fitted appliances including the fridge/freezer and washing machine. The modern bathroom suite measures 6'4 x 5'5 and sits alongside the master bedroom suite, measuring 13'7 x 8'10 with a large fitted wardrobe. Completing the living accommodation is the impressive lounge come diner, measuring 13'7 x 11'11 this bright and airy space offers the perfect environment in which to both entertain and relax. Externally there are communal gardens and an abundance of street parking. Situated within walking distance of the town centre and rail links direct into London the location is perfect for local amenities and offers something for all ages. Internal viewings come strongly recommended so that all that this wonderful home has to offer can be appreciated firsthand.

Leasehold - 88 Year Remaining  
Service Charge £100 PCM Approx.  
Ground Rent £10 PA

Council Tax Band = A  
Amount = £1268.16

## **One Double Bedroom Ground Floor Apartment**

### **Inviting Entrance Hall**

8'11 x 6'7

### **Stunning 'Wren' Fitted Kitchen**

8'9 x 8'4

### **Modern Bathroom Suite**

6'4 x 5'5

### **Master Bedroom**

13'7 x 8'10

### **Lounge/Diner**

13'7 x 11'11

### **Communal Gardens**

### **Wealth Of On-Street Parking**

### **Lengthy Lease In Excess Of 100 Years**

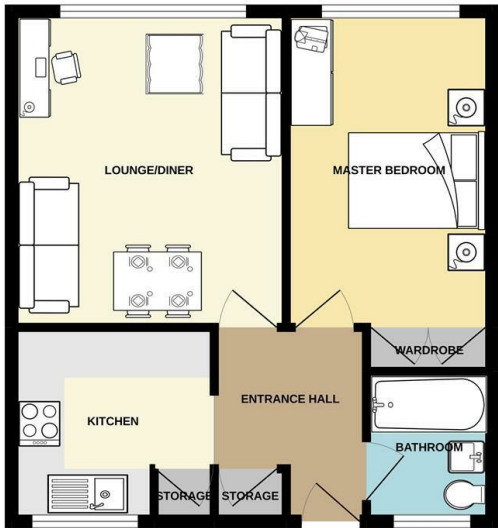
### **Walking Distance To Town Centre**

### **Walking Distance To Rail Links Into London**



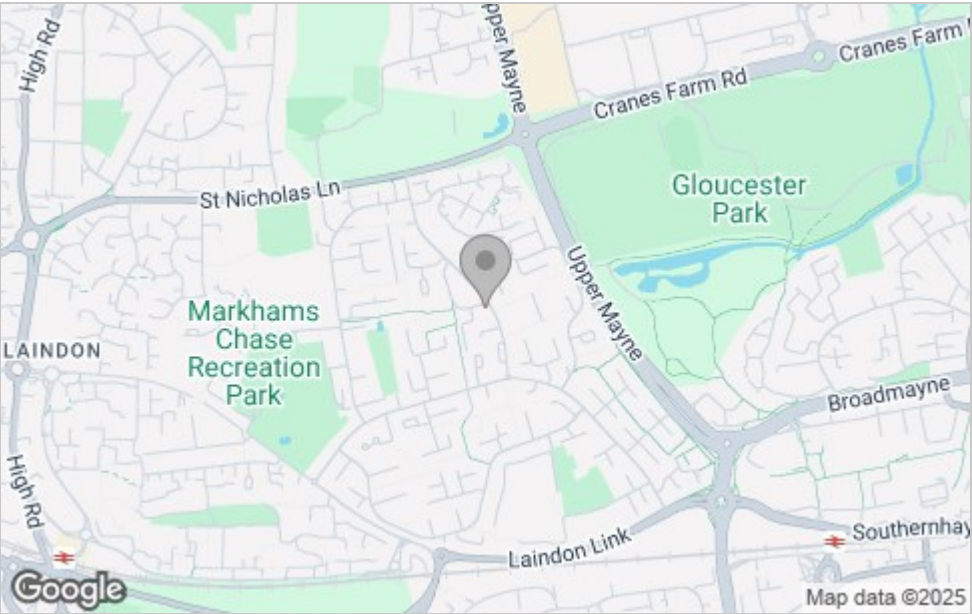
Floor Plan

GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 454 sq ft. (42.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not to be taken as a guarantee as to their availability or efficiency can be given.  
Marchwell Homes Ltd 2022

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

