



GUIDE PRICE £240,000 - £250,000! Bear Estate Agents are thrilled to bring to the market this spacious and airy TWO bedroom first floor flat located in the heart of NOAK BRIDGE! Handleys Chase is a particularly gorgeous road in Noak Bridge with a feature pond upon approach and an abundance of parking available which keeps cars off of the street for most of the day. Within walking distance are local shops and local schools as well as popular bus routes.

- GUIDE PRICE £240,000 - £250,000
- Lounge (14'11 x 14'9) max
- Bedroom 1 (9'11 x 11'0)
- Three-Piece Bathroom
- Lease Length: 95 years remaining
- Highly Sought After Area
- Kitchen (8'1 max x 8'3)
- Bedroom 2 (10'8 x 7'5)
- Two Allocated Parking Spaces
- Service Charge: £1480 per annum approx.

## Handleys Chase

Noak Bridge

**£240,000**

Guide Price





# Handleys Chase



The A127 is only a short drive away for any commuters that elect to drive and the nearest railway stations are Basildon and Laindon which are a short drive away and provide access to London Fenchurch Street on the C2C line, whilst Billericay station is ever so slightly further and provides access to Stratford and London Liverpool Street on the Greater Anglia line.

The block begins with a secure entry door and this flat is located on the first floor. Once through the front door, you are greeted with an inviting entrance hall. The lounge/diner in this home is a great size, measuring 14'11 max x 14'9 max and benefitting from a feature bay window which maximises the intake of natural light. Adjoined is the kitchen which offers ample surface and cupboard space, measuring 8'1 x 8'3. Both bedrooms are a great size with bedroom 1 measuring 9'11 x 11'0 and bedroom 2 measuring 10'8 x 7'5! The bathroom is a three-piece suite with a shower over bath, sink and toilet.

The block of flats and its surroundings are renowned for being well cared for, extending to the car park where the new owner will benefit from two allocated parking spaces.

We believe this flat will be in high demand so call us today to organise an appointment!

Council Tax Band: C (£1908.72)

Lease Length: 95 years remaining  
Ground Rent: £100 per annum  
Service Charge: £1480 per annum approx.

**Highly Sought After Area**

**Beautifully Maintained Block**

**First Floor Flat**

**Entrance Hall**

**Lounge (14'11 x 14'9) max**

**Kitchen (8'1 max x 8'3)**

**Bedroom 1 (9'11 x 11'0)**

**Bedroom 2 (10'8 x 7'5)**

**Three-Piece Bathroom**

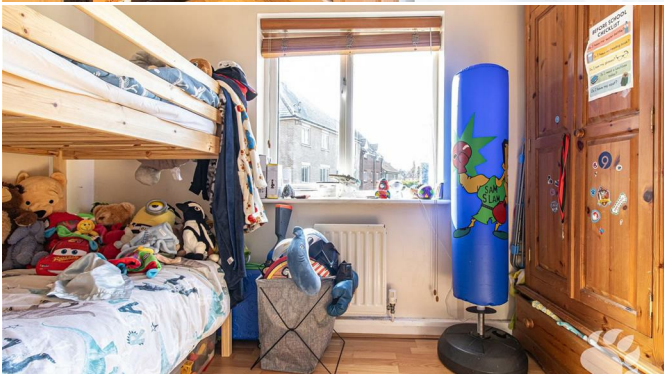
**Two Allocated Parking Spaces**

**Lease Length: 95 years remaining**

**Ground Rent: £100 per annum**

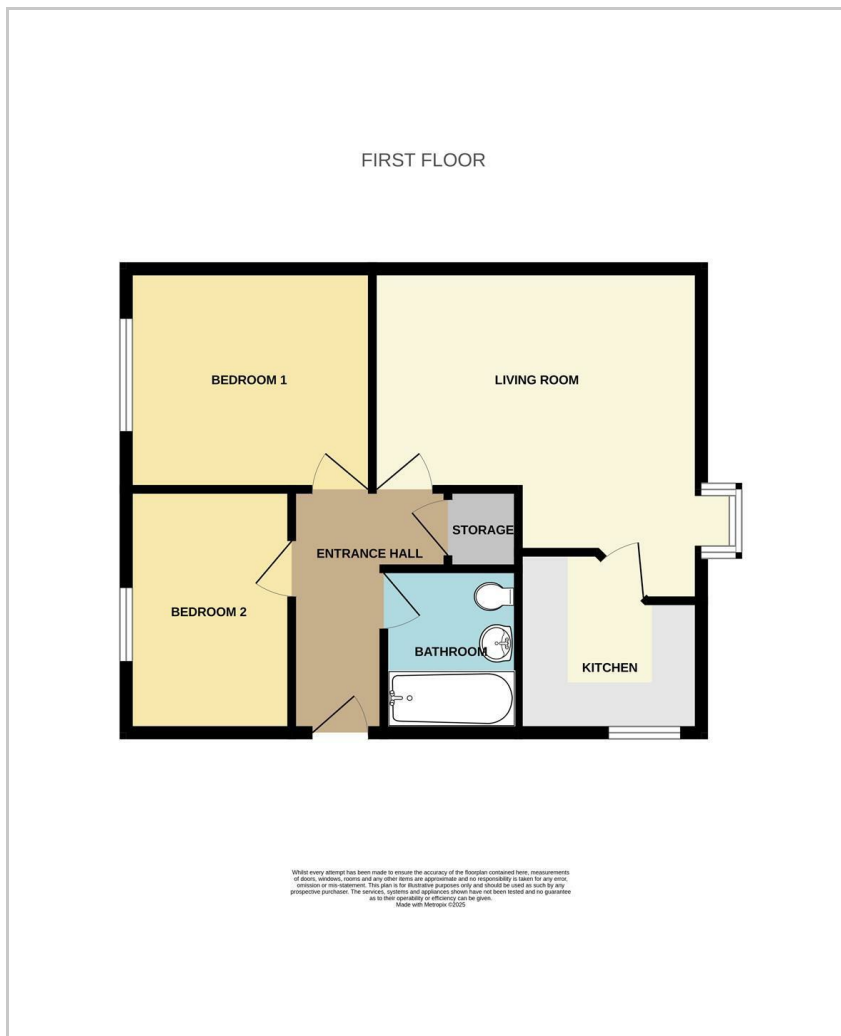
**Service Charge: £1480 per annum approx.**



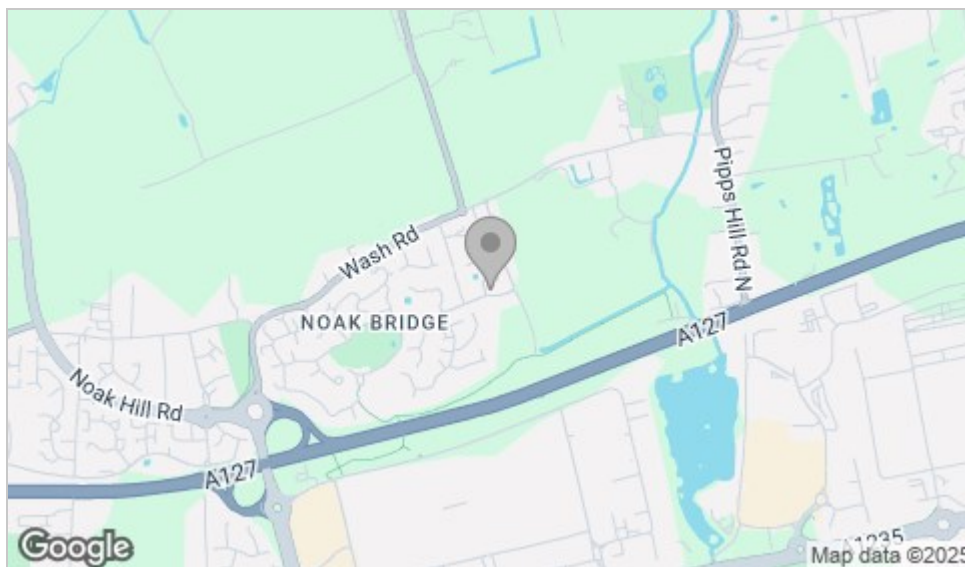




## Floor Plan



## 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.

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## Energy Efficiency Graph

