

for sale

offers in excess of **£150,000**



## Menzies Avenue Basildon SS15 6SX

Offered with no onward chain comes this spacious ground floor apartment comprising of an open planned lounge/kitchen, double bedroom, family bathroom and a hallway with two storage cupboards.

# Menzies Avenue Basildon SS15 6SX

## Hallway

## Lounge/Kitchen

13' 11" max x 13' max ( 4.24m max x 3.96m max )

## Bedroom

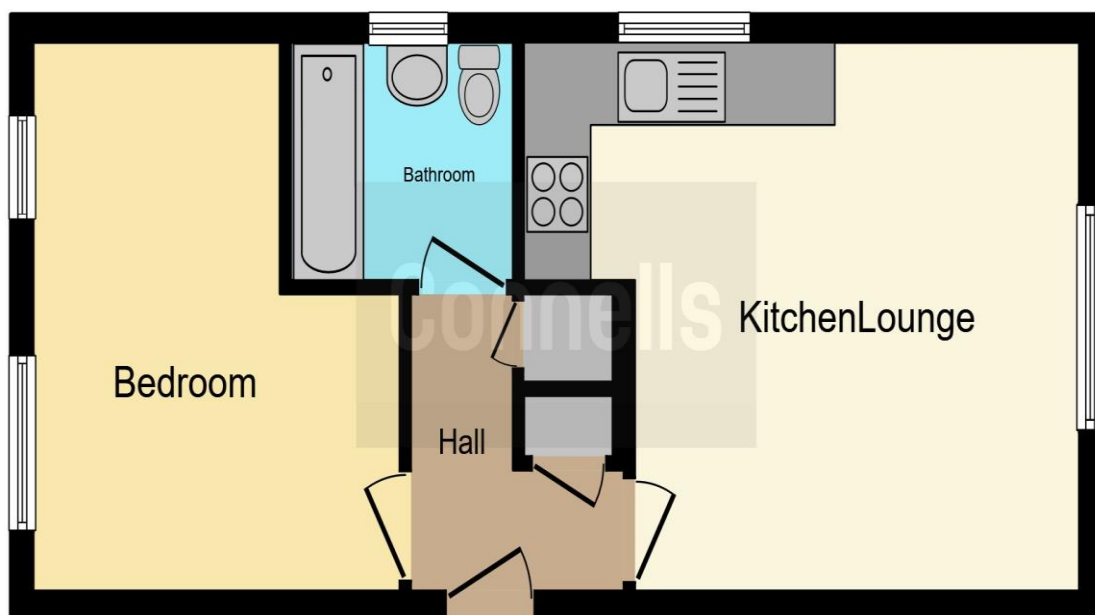
13' max x 11' 1" max ( 3.96m max x 3.38m max )

## Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01277 655 555**  
**E [billericay@connells.co.uk](mailto:billericay@connells.co.uk)**

96 High Street  
 BILLERICAY CM12 9BT

Property Ref: BCY307618 - 0012

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 480.00

Ground Rent: 138.00

**view this property online [connells.co.uk/Property/BCY307618](http://connells.co.uk/Property/BCY307618)**

This is a Leasehold property with details as follows; Term of Lease 129 years from 24 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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