



**Connells**

Czarina Rise  
Laindon Basildon



# Czarina Rise Laindon Basildon SS15 5SS

for sale guide price  
**£250,000**



## Property Description

This two bedroom first floor apartment is perfect for first time buyers or investors, it offers two double bedrooms, open plan living area and kitchen. There is the added bonus of an ensuite to the master bedroom and is very well maintained throughout, it comes with two allocated parking spaces as well as having a communal garden.

This property is offered with an extended lease. Situated nicely within a quiet cul-de-sac in Laindon with excellent transport links to the A127, Close proximity to Basildon town centre and station, walking distance to Pipp's Hill retail park that offers a full range of amenities including a 24hr Gym, coffee bars, Asda and so much more, viewing is highly recommended.



## Open Plan Living Space

15' 3" x 9' 11" ( 4.65m x 3.02m )

## Bedroom 1

11' 8" x 10' ( 3.56m x 3.05m )

## Bedroom 2

9' 7" x 7' ( 2.92m x 2.13m )















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

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1616.76

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BCY307936](http://connells.co.uk/Property/BCY307936)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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