

for sale

guide price **£180,000**



Hamilton Court Powell Road Basildon SS15 6HZ

Guide Price £180,000 - £190,000 Calling all first time buyers and investors - A fantastic opportunity to own this well maintained one bedroom ground floor apartment which offers a modern fitted kitchen, open plan living accommodation, modern fitted bathroom and allocated off street parking.



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Communal Entrance Hall

Access via Entrance doors. Stairs to all floors. Doors to ground floor entrance halls.

Entrance Hall

Access via wooden entrance door. Telephone point. Two built in storage cupboards.

Lounge

16' 1" x 9' 5" (4.90m x 2.87m)
Double glazed window to side. Double glazed door to side. Television and telephone point. Radiator. Smooth plastered ceiling. Open plan aspect to Kitchen.

Kitchen

7' 2" x 7' 2" (2.18m x 2.18m)
Double glazed window to front. Kitchen is fitted with a range of wall mounted and base units finished with work surfaces inset with sink/drain unit. Integrated electric oven and hob with cooker hood over. Integrated washing machine. Integrated fridge/freezer. Central heating boiler housed in cupboard. Smooth plastered ceiling inset with spotlights.

Bedroom

10' 10" x 9' 9" (3.30m x 2.97m)
Double glazed window to side. Television and telephone point. Radiator. Smooth plastered ceiling.



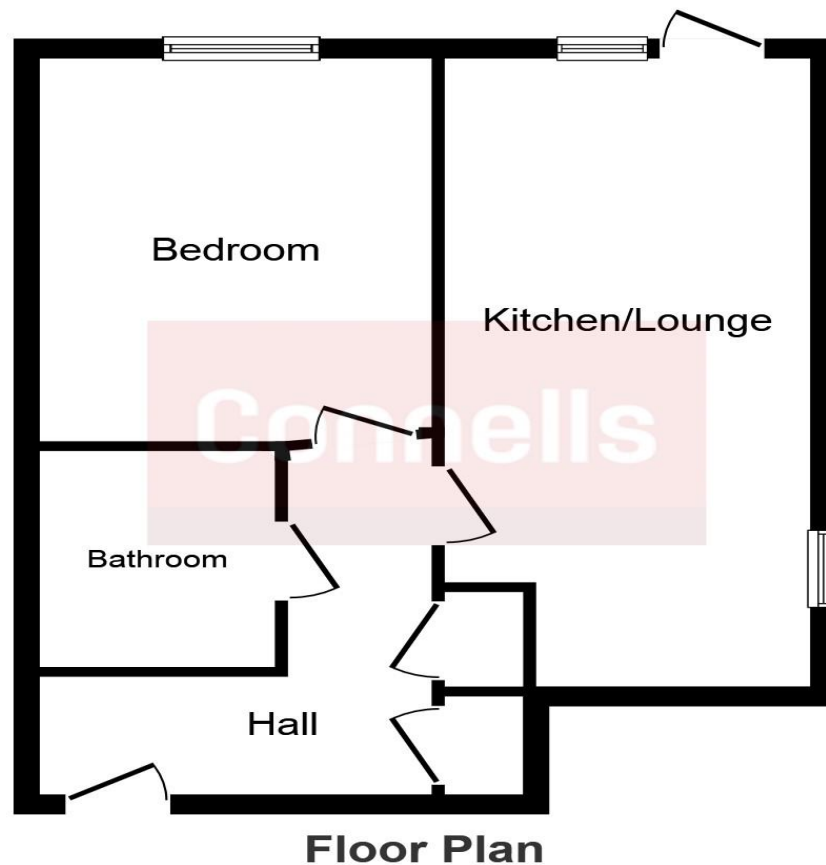
Bathroom

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin and low level flush W.C. Radiator. Shaver point. Extractor fan. Part tiled walls.

Outside

There is a small lawned communal garden area and car park with allocated parking.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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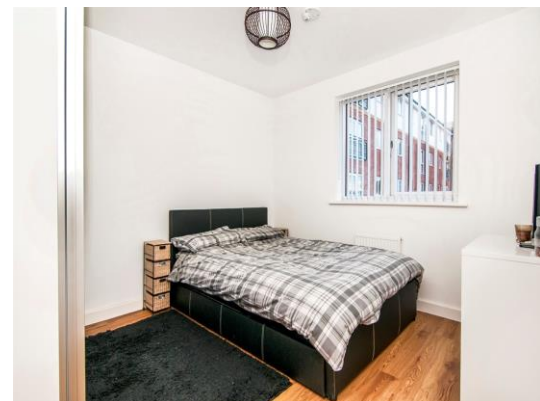
Property Ref: BCY305445 - 0003

Tenure: Leasehold

EPC Rating: C

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Lease details are currently being compiled. For 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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