

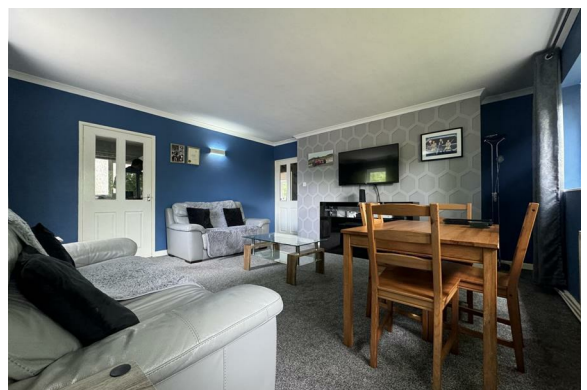


## Mistley Side, Basildon

Guide Price £200,000



- A well presented and fantastic size two bedroom first floor apartment
- Excellent location for Basildon town centre and local amenities
- Good length lease remaining and low service charges
- Lovely size lounge/diner with its own balcony
- Modern kitchen
- Bathroom
- Two good size bedrooms
- Plenty of storage space throughout and a brick built storage shed
- Parking facilities
- Secure intercom entry system



Nestled in the charming Mistley Side of Basildon, this delightful two-bedroom first-floor flat is a gem waiting to be discovered. As you step into the property, you are greeted by an inviting entrance hallway boasting ample storage space and a secure intercom entry system for added peace of mind.

The apartment features a spacious lounge with its very own balcony, perfect for enjoying a morning cup of tea or unwinding after a long day. The modern kitchen is ideal for whipping up culinary delights, while the well-appointed bathroom and two generously sized bedrooms offer comfort and convenience.

There is plenty of storage space throughout the property including a brick built storage shed.

The property also boasts a good length lease remaining and low service charges, providing stability and peace of mind for the future.

Conveniently located in close proximity to Basildon town centre and local amenities, this flat offers the perfect blend of tranquillity and urban convenience. Whether you're looking for a cozy home or a savvy investment opportunity, this well-presented flat ticks all the boxes. Don't miss out on the chance to make this fantastic property your own!

**GUIDE PRICE - £200,000 - £210,000**

Enter the building via secure intercom entry. Storage area.

Entrance hall gives access to all rooms.

Bedroom one 12'7 x 12'3 max. Double glazed window. Two built in storage cupboards. Fitted wardrobes.

Bedroom two 12'0 x 8'7. Double glazed window. Built in wardrobe.

Spacious bathroom comprises white panel bath fitted with Triton shower and glass splash screen door. Vanity wash hand basin and low level WC. Part tiling to walls. Heated towel rail.

Lounge 15'6 x 15'3 max. Dual aspect double glazed windows. Access is given to balcony 6'6 x 2'8. Coved ceiling.

Kitchen 9'0 x 8'1 white high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer.

Electric hob, oven and extractor hood to remain. Space for other appliances. Double glazed window.

Externally the property has a brick storage built shed 7'4 x 5'9 with work bench to remain. Plus further brick built shed.

Communal parking.

Further Details:

Length of Lease: Approximately 91 years remaining

Annual Ground Rent: £10.00 approximately

Service Charge: £167.00 paid quarterly including building insurance

New double glazing December 2021

"Ideal" Combination Boiler

Council Tax Band: A

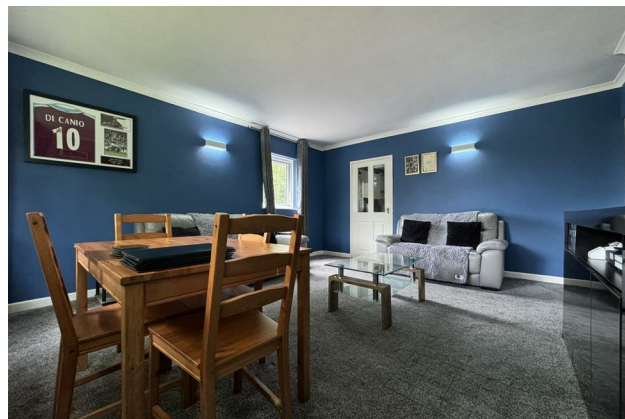
Local Authority: Basildon

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Local Life

Basildon is a large market town in the county of Essex. Found only 26 miles East of Central London the town provides great access to The Capital via the C2C rail link to Fenchurch Street. Within Essex Basildon is located to the south of the City of Chelmsford and 10 miles west of Southend-on-Sea. Nearby towns include Billericay to the north-west, Wickford to the north-east and Benfleet to the south-east. Founded as a new town after World War II in 1948, to accommodate the London population overspill from the conglomeration of four small villages, namely Pitsea, Laindon, Basildon and Vange. Basildon also has access to London via road, on the A127 and A13. Basildon is a growing area providing a huge array of shops, schools, sports venue and entertainment facilities.



Floor P

