



## Wren Court, Redshank Close, Basildon

Guide Price £230,000



- Ideal first time purchase
- Immaculately presented spacious, two bedroom 1st floor flat found in quiet location
- Close to Festival Leisure and Retails Parks
- Great size property
- Enter the building via secure intercom entry
- Plenty of storage space
- Easy access to train station with links to Fenchurch Street, close to A127/M25 road links
- Entrance hall, two well proportioned bedrooms, bathroom
- Lounge/diner with Juliette style balcony and modern kitchen



Nestled in the serene Wren Court on Redshank Close, Basildon, awaits this immaculately presented first-floor flat offering two bedrooms, a stylish bathroom, and a delightful lounge/diner with a Juliette style balcony that invites the outdoors in.

Convenience is key with this property, as it is situated close to the vibrant Festival Leisure and Retail Parks, offering a plethora of shopping and entertainment options. For commuters, the easy access to the A127/M25 road links and the nearby railway station with connections to Fenchurch Street make this location a commuter's dream.

Upon entering the building, you are greeted by a secure intercom entry, leading you to an inviting entrance hall. The flat itself exudes a modern charm, with a well-equipped kitchen perfect for whipping up culinary delights. The two well-proportioned bedrooms provide ample space for relaxation and rest.

This property is not just a flat; it's a canvas waiting for your personal touch. Whether you're a first-time buyer looking for your own slice of tranquility or a savvy investor seeking a promising opportunity, this flat in Wren Court is sure to captivate your heart. Don't miss out on the chance to make this your new home sweet home.

**GUIDE PRICE: £220,000 - £240,000**

Enter the building via secure intercom entry.  
Spacious entrance hall gives access to all rooms. Wooden style flooring.

Bathroom comprises white panel bath fitted with shower/mixer tap, "Rainfall" style shower and glass splash screen door. Vanity wash hand basin and low level WC. Part tiling to walls. Obscure double glazed window.

Bedroom one 10'10 x 10'9 double glazed window. Built in storage cupboard.  
Bedroom two 10'9 x 7'7 double glazed window. Built in storage cupboard.

Lovely size lounge/diner 17'10 x 10'7 double glazed windows. French double glazed doors open onto "Juliette" style balcony. Wooden style flooring.  
Kitchen 12'11 x 6'9 double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Gas hob, oven and extractor fan to remain. Space for other appliances.

Further Details:  
Council Tax Band: C  
Local Authority: Basildon  
Length of lease: 108 years remaining  
Service Charge: tbc  
Ground Rent: tbc

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 Plan



