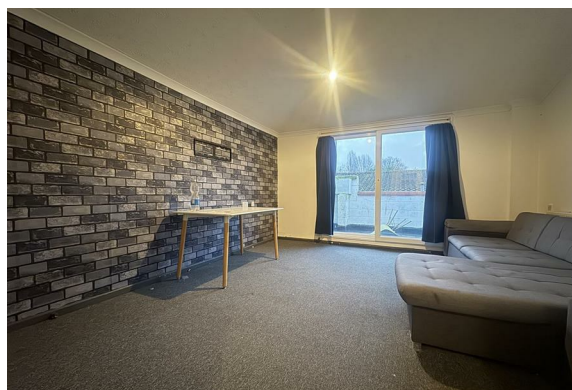


## Kiln Shaw, Langdon Hills, Basildon

Guide Price £160,000



- No onward chain
- A fantastic size one bedroom maisonette offering excellent size living space throughout
- Lovely size lounge/diner
- Private courtyard accessed from the lounge/diner
- Nice size kitchen
- Bathroom
- Great size double bedroom
- Long lease remaining of approximately 104 years



Nestled in the charming area of Kiln Shaw, Langdon Hills, this delightful one-bedroom maisonette presents an excellent opportunity for both first-time buyers and investors alike. The property is being sold with the added benefit of no onward chain, allowing for a smooth and efficient purchase process.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a generously sized lounge/diner, perfect for relaxation and entertaining. This inviting space boasts its own private courtyard, providing a lovely outdoor area to enjoy fresh air and sunshine. The kitchen is well-appointed, offering functionality and convenience for everyday living.

The maisonette features a spacious bedroom that ensures comfort and tranquility, along with a well-designed bathroom that meets all your needs. With excellent living space throughout, this property is ideal for those seeking a comfortable and stylish home.

Additionally, the maisonette benefits from a long lease, with approximately 104 years remaining, providing peace of mind for future ownership. This property is a true gem in a desirable location, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to make this lovely maisonette your new home.

**GUIDE PRICE £160,000-£180,000**

Entrance hall commences with stairs leading to first floor accommodation. Storage cupboard.

Bedroom 12'8 x 9'4 dual aspect double glazed windows.

Bathroom comprises panel bath fitted with shower/mixer tap, wash hand basin and WC.

First floor landing.

Kitchen 9'6 x 7'4 double glazed window. Wall and base mounted units. Work surfaces housing sink drainer.

Space for appliances including space for freestanding cooker.

Lounge/diner 13'5 x 13'6 Patio sliding doors open onto Courtyard garden 12'7 x 6'6. Storage cupboard. Coved ceiling.

Council Tax Band: A

Local Authority: Basildon

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavor 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.



Ground Floor



First Floor

