



## Calvert Drive, Basildon

Guide Price £160,000



- Ideal first time purchase or investment opportunity
- One bedroom second floor flat with access to balcony and large part boarded loft
- Communal parking
- Entrance hall, three piece bathroom, double bedroom, lounge with balcony and kitchen
- Front door and windows renewed in 2021
- Close to A127 road links
- Approximately 87 year lease remaining



## GUIDE PRICE - £160,000 - £180,000

Located in the desirable area of Calvert Drive, Basildon, this charming one-bedroom flat presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-designed layout, featuring a welcoming entrance hall that leads to a spacious lounge, complete with access to a delightful balcony, perfect for enjoying the fresh air.

The flat includes a comfortable double bedroom, providing a peaceful retreat, and a modern three-piece bathroom that caters to all your needs. The kitchen is functional and well-equipped, making it ideal for preparing meals and entertaining guests.

Additionally, the property benefits from communal parking, ensuring convenience for residents and visitors alike. The front door and windows were renewed in 2021, enhancing both security and energy efficiency. For those in need of extra storage, the part-boarded loft offers a practical solution.

This flat is situated in a sought-after residential location, making it a prime choice for anyone looking to settle in a vibrant community. With its appealing features and excellent potential, this property is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this flat is sure to meet your expectations.

Entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises shaped bath fitted with "Rainfall" style shower, wash hand basin and WC. Tiling to walls. Obscure double glazed window.

Double bedroom 12'5 x 8'0 double glazed window to front. Wardrobe to remain.

Kitchen 6'5 x 6'5 double glazed window. Wall and base mounted units with matching storage drawers. Tiling to splash backs. Work surfaces housing sink drainer. Electric hob, oven and extractor hood to remain.

L-shaped lounge/diner 16'8 x 13'1 access is given to balcony via sliding door.

The property also has a part boarded loft.

Communal parking.

### Further Details:

Length of Lease: Approximately 87 years remaining

Annual Ground Rent: Approximately £35.00

Service Charge: Paid 6 monthly £628.00 includes Building Insurance and Water

Council Tax Band: A

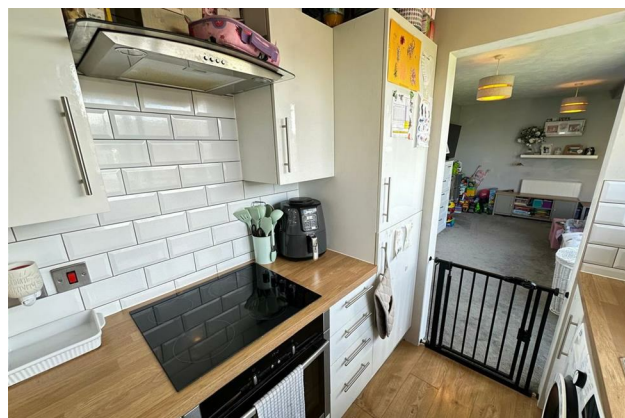
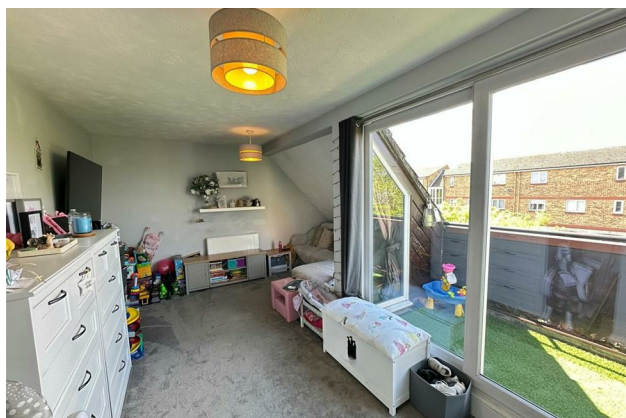
Local Authority: Basildon

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.

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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

