



## Station Lane, Basildon

Guide Price £200,000



- Well presented two bedroom 6th floor apartment
- Close to Pitsea railway station C2C line
- Near to Tesco Supermarket, A13/A130/A127 road links
- Gated underground allocated parking space
- Communal roof terrace and personal balcony
- Lift access
- Entrance via secure intercom entry, entrance hall, bathroom, two well proportioned bedrooms, open plan lounge/kitchen with access to balcony
- First time purchase or investment opportunity
- Approximate 112 year lease remaining



## GUIDE PRICE - £200,000 - £240,000

Nestled in the heart of Basildon on Station Lane, this well-presented sixth-floor flat offers a delightful living experience for both first-time buyers and investors. Boasting two spacious bedrooms and a modern bathroom, this property is designed for comfort and convenience.

Upon entering, you are greeted by a secure intercom entry system leading to a welcoming entrance hall. The open-plan lounge and kitchen area is perfect for entertaining, with ample space and natural light flooding in. From here, you can step out onto your personal balcony, where you can enjoy a breath of fresh air and lovely views.

The flat is ideally located just a stone's throw from Pitsea railway station, providing easy access to the C2C line for those commuting to London or exploring the surrounding areas. For your everyday needs, Tesco supermarket is nearby, and the property benefits from excellent road links to the A13, A130, and A127, making travel straightforward.

Residents will appreciate the added luxury of a communal roof terrace, perfect for socialising or simply unwinding in the sun. The property also includes a gated underground allocated parking space, ensuring your vehicle is secure.

With approximately 112 years remaining on the lease, this flat presents a fantastic opportunity for anyone looking to make their first purchase or expand their investment portfolio. Don't miss the chance to own this charming apartment in a prime location.

Enter the building via secure intercom entry.  
Lift service to all floors.

Entrance hall gives access to all rooms. Storage cupboard. Airing Cupboard.  
Bathroom comprises panel bath fitted with shower/mixer tap. Wash hand basin and WC. Part tiling to walls.  
Bedroom one 15'1 x 13'8 max. Dual aspect double glazed windows.  
Bedroom two 11'8 x 7'9 double glazed window.

Open plan lounge/kitchen 17'4 x 15'1 max. Door opens onto personal balcony. Double glazed window.  
Kitchen offers 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.

The property also has access to a large communal roof terrace.

### Further Details:

Gated underground allocated parking space

Secure bike Shed

Lift access to all floors

Approximate 112 year lease remaining.

Monthly Ground Rent: £16.67

Monthly Service Charge: £175.72

Council Tax Band: C

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.





#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



