



The Knares, Basildon

Guide Price £200,000



- Well presented ground floor flat
- Found in popular residential area
- Offered for sale with no onward chain
- Approximately 0..7 miles to Basildon railway station
- Ideal location for local shops and road links
- Lee Chapel Primary and Woodland Secondary catchment areas
- Entrance hall, lounge/diner, kitchen, two bedrooms and wet room
- Brick built shed



GUIDE PRICE - £200,000 - £220,000

Located in the desirable area of The Knares, Basildon, this well-presented two-bedroom ground floor flat is an excellent opportunity for first-time buyers or investors alike. Offered for sale with no onward chain, this property boasts a convenient location close to local amenities, shops, and essential road links, making daily life both easy and enjoyable.

Upon entering, you are welcomed into a spacious entrance hall that leads to a comfortable lounge/diner, perfect for relaxing or entertaining guests. The flat features a well-equipped kitchen, two inviting bedrooms, and a modern wet room, ensuring all your needs are met. Additionally, a brick-built shed provides extra storage space, adding to the practicality of this charming home.

The property is ideally situated within the catchment areas for Lee Chapel Primary and Woodlands Secondary schools. Furthermore, it is approximately 0.7 miles from Basildon railway station, offering excellent transport links for commuters.

This flat presents a wonderful opportunity to secure a lovely home in a vibrant community. With its appealing features and prime location, it is not to be missed.

Enter the building via secure intercom entry.

Impressive entrance hall gives access to all rooms.

Wet room comprises, walk in shower, wash hand basin and WC. Tiling to walls. Obscure double glazed window.

Bedroom one 11'11 x 11'10 double glazed window.

Bedroom two 11'4 x 8'10 double glazed window.

Kitchen 7'9 x 7'6 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob, oven and extractor fan to remain. Space for other appliances. Tiling to splash backs. Tiled flooring.

Lounge/diner 17'10 x 11'5 double glazed window. Feature fireplace.

Further Details:

Length of Lease: Approximately 81 years remaining

Ground Rent and Service Charge Combined: £82.00 per month

Council Tax Band: B

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 Plan



