



Warwick Crescent, Basildon

Guide Price £210,000



- Well presented one bedroom ground floor apartment
- Offered for sale with no onward chain
- Approximate 111 year lease remaining
- Allocated parking space
- Located on popular Dunton Fields
- Easy access to shops/local amenities and A13/M25 road links
- Entrance via communal door with secure intercom entry
- Entrance hall, bathroom, bedroom, lounge/diner and kitchen
- Ideal first time purchase or investment opportunity



GUIDE PRICE - £210,000 - £220,000

Nestled in the sought-after area of Dunton Fields, this well-presented one-bedroom ground floor flat on Warwick Crescent is an excellent opportunity for first-time buyers or investors alike. Offered for sale with no onward chain, this property boasts an approximate 111-year lease, ensuring peace of mind for prospective owners.

Upon entering, you are greeted by a secure communal door with intercom entry, leading into a welcoming entrance hall. The flat features a comfortable lounge/diner, perfect for relaxation or entertaining guests. The kitchen is conveniently located, providing a functional space for culinary pursuits. The bedroom is well-sized, offering a tranquil retreat, while the bathroom is neatly appointed to cater to your daily needs.

One of the standout features of this property is the allocated parking space, a rare find in such a desirable location. Residents will appreciate the easy access to local shops and amenities, making daily errands a breeze. Furthermore, the proximity to the A13 and M25 road links ensures that commuting to nearby towns and cities is both convenient and efficient.

This charming flat is not only a delightful home but also presents a promising investment opportunity in a thriving area. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely flat your own.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

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

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Lounge/diner 14'3 x 11'6 double glazed window. Wooden style flooring.

Kitchen 11'6 x 6'11 double glazed window. High gloss wall and base mounted units with matching storage drawers. Work surfaces housing gas hob, oven and extractor hood to remain. Space for other appliances.

Further Details:

Length of Lease: 111 years remaining

Annual Ground Rent: tbc

Monthly Service Charge: tbc

Freeholder: tbc

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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.



Ground Floor



