



Cherrydown East, Basildon

Guide Price £220,000



- Well presented two bedroom apartment, located approximately 0.1 mile to railway station
- Allocated parking space
- Modern open plan lounge/kitchen with integrated appliances to remain
- En-suite shower room to main bedroom, plus family bathroom
- Spacious second bedroom
- Positioned close to Town Centre and A127/A13 road links
- Perfect property for commuters
- Ideal first time purchase or investment opportunity
- Lift service available



GUIDE PRICE: £220,000 - £240,000

Located within the heart of Cherrydown East, Basildon, this well-presented two-bedroom apartment offers a perfect blend of modern living and convenience. Located a mere 0.1 miles from the railway station, it is an ideal choice for commuters seeking easy access to London and beyond.

Upon entering, you will be greeted by a spacious open-plan lounge and kitchen, designed for both comfort and functionality. The kitchen is equipped with integrated appliances, ensuring a seamless cooking experience. The apartment boasts two well-sized bedrooms, with the main bedroom featuring an en-suite shower room, providing a private retreat. Additionally, there is a family bathroom, catering to the needs of residents and guests alike.

This property also comes with the added benefit of an allocated parking space, a valuable asset in this bustling area. Its proximity to the Town Centre and major road links, such as the A127 and A13, further enhances its appeal, making it a practical choice for those who enjoy the vibrancy of urban life while still valuing accessibility.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this apartment is sure to meet your needs. With its modern features and prime location, it presents a wonderful chance to enjoy contemporary living in Basildon. Do not miss out on this exceptional property.

Enter the building via secure intercom entry.
L-shaped entrance hall gives access to all rooms. Storage cupboard.

Main bedroom 11'4 x 10'4 double glazed window.
En-suite comprises larger than average shower fitted with "Rainfall" style shower. Wash hand basin and WC. Part tiling to walls. Tiled flooring. Heated towel rail.

Bedroom two 13'0 x 8'8 double glazed window.

Family bathroom comprises double ended bath fitted with handheld shower/mixer tap. Wash hand basin and WC. Part tiling to walls. Tiled flooring.

The heart of the home is the fantastic size lounge/open plan kitchen 19'6 x 12'6. Double glazed window. Wooden style flooring throughout.
Kitchen offers two tone high gloss wall and base mounted units with matching storage drawers. Work surfaces with upstands housing sink. Integrated appliances include dishwasher, washing machine and fridge/freezer. Hob, oven and extractor hood to remain.

The property also has allocated parking and access to communal garden.

Further Details:
Lift service
Length of Lease: 113 years remaining
Ground Rent: £350.00 paid 6 monthly
Annual Service Charge: £1,200
Freeholder: tbc
Council Tax Band: tbc
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 £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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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



