



Braybrooke, Basildon

Guide Price £190,000



- A fantastic size two bedroom maisonette
- Excellent size living space throughout
- Brilliant location within easy reach of Basildon town centre
- Lovely size lounge
- Nice size kitchen
- Family bathroom
- Two large double bedrooms
- Low service charge
- Option of a sitting tenant making this an ideal buy to let investment



GUIDE PRICE: £190,000 - £210,000

Nestled in the desirable area of Braybrooke, Basildon, this impressive two-bedroom maisonette offers a wonderful opportunity. The property boasts an excellent size living space, ensuring comfort and functionality throughout.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a staircase ascending to the first floor. The large landing provides access to a spacious lounge/diner, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is well-appointed, offering ample space for culinary pursuits, while the bathroom is conveniently located to serve both bedrooms.

The two generously sized double bedrooms are a standout feature of this maisonette, providing plenty of room for relaxation and personalisation. The property is being sold with the option of a sitting tenant, making it an ideal choice for those looking to invest in the buy-to-let market.

Situated in close proximity to Basildon town centre, residents will benefit from a wealth of local amenities, including shops, restaurants, and excellent transport links. This maisonette presents a fantastic opportunity to secure a comfortable home or a lucrative investment in a thriving area. Do not miss the chance to view this delightful property.

Enter the property via door to side.
Stairs lead to accommodation.

Landing gives access to all rooms. Double glazed window. Access to loft. Storage cupboard.

Bathroom comprises bath fitted with shower. Wash basin and WC. Part tiling to walls. Obscure double glazed window.

Bedroom one 14'7 x 9'7 dual aspect double glazed windows.

Bedroom two 11'6 x 10'0 two double glazed windows. Storage cupboard.

Lovely size lounge/diner 14'6 x 11'5 dual aspect double glazed windows. Wooden panel feature wall. Coved ceiling.

Kitchen 8'8 x 6'9 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances include space for freestanding cooker. Double glazed window.

Further Details:
Brick shed
Communal parking
Valliant Combination boiler
Length of Lease: 86 years remaining
Annual Ground Rent: £10.00
Monthly Service Charge: £43.03
Freeholder: tbc
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.

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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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.



