



## Waterville Drive, Vange, Basildon

Offers Over £220,000



- Two Bedroom Ground floor apartment
- Extending lease to 99 years
- Excellent transport links, conveniently located close to the A13 and M25.
- Ideally situated near Pitsea Train Station, providing direct connections to London and surrounding areas.
- Offered with furniture included, allowing for a smooth and effortless move.
- Communal parking facilities available for residents and visitors.
- Beautifully presented throughout, showcasing a modern and stylish interior.
- Ideal for first time buyer
- Conveniently located close to local supermarkets and amenities
- Appealing Buy-to-Let or Investment Option



**Welcome to Waterville Drive, Basildon.**

**Colubrid are delighted to present this truly exceptional two-bedroom ground floor apartment, positioned within a desirable residential location in Basildon. The property has been the subject of a recent and comprehensive renovation, completed to an impeccable standard of design and craftsmanship. Every element of this exquisite home has been carefully considered, resulting in a residence that perfectly balances luxury, comfort, and modern sophistication.**

**Upon entering, you are greeted by a beautifully proportioned layout that immediately conveys a sense of space and style. The open-plan living areas flow effortlessly, enhanced by sleek contemporary finishes and an abundance of natural light. Premium materials and high-quality fixtures have been thoughtfully selected throughout, creating a refined and cohesive aesthetic that complements modern living.**

**From the elegant flooring to the bespoke fittings, every feature of this apartment reflects meticulous attention to detail and a commitment to excellence. Designed with both relaxation and practicality in mind, this outstanding home provides a truly elevated living experience — the perfect blend of elegance, functionality, and understated luxury.**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Bedroom one 11'6 max x 9'1 (3.51m x 2.77m) double glazed window.

Bedroom two 10'6 x 7'0 (3.20m x 2.12m) double glazed window.

Bathroom comprises bath fitted with shower attachment. Wash hand basin and WC. Tiling to walls. Obscure double glazed window.

Lounge 13'11 x 12'0 (4.24m x 3.66m) Boxed bay double glazed window. Wooden style flooring. Smooth ceiling with ample spotlighting.

Kitchen 8'11 x 7'10 (2.72m x 2.39m) double glazed window. Wall and base mounted units with matching pans size storage drawers. Work surfaces housing sink drainer. Hob and oven to remain. Space for other appliances.

Communal parking facilities available for residents and visitors.

Further Details:

Length of Lease: 99 years remaining

Annual Ground Rent: £1.00

Annual Service Charge: £1,611

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 £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.



Ground Floor



