



## 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



**Stunning two-bed ground floor apartment with open-plan living, sleek contemporary finishes, and floods of natural light. Fully renovated to a high spec — luxury meets practicality. Perfect for first-time buyers or style-savvy investors.**

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.



**Colubrid.co.uk**



#### THE SMALL PRINT:

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

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**



