



Butneys, Basildon

£250,000



- Well-presented two-bedroom apartment with a smart, practical layout
- Bright and spacious lounge/diner — perfect for relaxing or entertaining
- Direct access to a private garden area (yes, really)
- Separate modern fitted kitchen with plenty of storage and worktop space
- Two generously sized bedrooms, ideal for sharers, families or WFH life
- Stylish family bathroom located off the central landing
- 84 years remaining on the lease — solid and lender-friendly
- £130 per month service charge, keeping costs sensible
- Close to Basildon Town Centre for shops, dining and amenities
- Sold with no onward chain for a smooth, stress-free move



Chain-free. Garden access. Town-centre close. Commuter approved.

Tucked away in a quiet residential spot on Butneys, this bright and well-balanced two-bedroom apartment is a seriously smart move for first-time buyers, downsizers or investors looking for a solid performer with lifestyle appeal.

Step inside and you're greeted by a practical entrance hallway with storage (because clutter-free living matters), leading through to a generously sized lounge/diner that's flooded with natural light. There's plenty of room here for sofa lounging, dinner hosting and Netflix marathons — and the bonus? Direct access to a private garden area. Morning coffee, summer evenings, low-maintenance greenery... apartment living just levelled up.

The separate fitted kitchen keeps things sleek and functional, with modern units, good worktop space and everything you need to cook, prep or reheat in style.

Both bedrooms are well-proportioned and neutrally finished, offering flexibility whether you're setting up a main bedroom and guest room, or adding a home office setup (WFH crowd, this one's for you). The principal bedroom easily handles a double bed and extra furniture without feeling cramped.

A modern family bathroom completes the layout, neatly positioned off the central landing for everyday convenience.

No onward chain — meaning no waiting, no drama

Location-wise, you're perfectly placed. Basildon Town Centre is close by for shops, restaurants and everyday essentials, while Basildon Train Station sits around a mile away, offering direct links into London — ideal for commuters who want space without sacrificing connectivity.

Basildon is a well-connected and increasingly popular Essex town, offering an excellent balance of urban convenience and green open space. The town centre provides a wide range of shops, cafés, restaurants and leisure facilities, including Festival Leisure Park, while everyday amenities are easily accessible throughout the area. Basildon Station offers direct rail links into London, making it a strong choice for commuters, and excellent road connections via the A127 and A13 add further appeal. With a selection of parks, local schools, healthcare facilities and ongoing regeneration, Basildon continues to attract first-time buyers, families and investors looking for value, connectivity and long-term potential.



Colubrid.co.uk

THE SMALL PRINT:

Council Tax Band: A
Local Authority: Basildon
Service Charge: £130.00 per month
Annual Ground Rent: n/a
Length of Lease: 84 years remaining

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.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + 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.



Apartme



