



5 Charleston Court, Basildon, SS13 1TA

£220,000

\*\*\* NO ONWARD CHAIN \*\*\* OWN PRIVATE GARDEN \*\*\* REFITTED KITCHEN AND MODERN BATHROOM \*\*\* Leonard Gray Estate Agents are pleased to present this TWO BEDROOM GROUND FLOOR APARTMENT, which is offered IN GOOD ORDER THROUGHOUT, boasting AN EXCELLENT LIVING SPACE and ALLOCATED PARKING.

01245 266765

#### LEASEHOLD INFORMATION

Ground Rent: £35.00 pa, Service Charge: £1069.24pa. circa 86 years remaining on Lease.

#### ACCOMODATION COMMENCES

UPVC part-double glazed door into Entrance Hall, with solid wood doors to Bedroom One and Bathroom, tile flooring, three recess spotlights, wall mounted heater and solid wood part-glazed door into Living/Dining Room.

DINING AREA 17'8" maximum x 7'8" (5.41 maximum x 2.36)



Large UPVC French doors with flanking glazed panels and fan lights to patio, open doorway into Kitchen, solid wood door into Bedroom Two, wide opening to Living Area, wall mounted heater, laminate flooring.

#### REVERSE VIEW



LIVING AREA 8'2" maximum x 13'6" (2.49 maximum x 4.14 )



UPVC double glazed window to rear, full length UPVC double glazed panel with fanlight to patio, wall heater, laminate flooring, TV point.

#### FURTHER VIEW



KITCHEN 12'4" x 5'11" (3.76 x 1.81)



Refitted with a matching range of modern base and eye level gloss units, with attractive stone worktops over, and with integrated oven and electric hob with concealed extractor over, contemporary undermounted stainless steel sink, space for washing machine, UPVC double glazed window to front, full height cupboards housing hot water tank and additional storage, tile flooring and four recessed spotlights. Please note, there is currently no dedicated space for a fridge or freezer within the Kitchen.

#### ALTERNATIVE VIEW



BEDROOM ONE 11'3" (to wardrobes) x 8'0" (3.44 (to wardrobes) x 2.44)



Double glazed UPVC window to front, further obscured UPVC double glazed window to side, fitted wardrobes, wall heater, laminate flooring.

#### FITTED WARDROBES



**BEDROOM TWO 11'6" x 6'6" (3.52 x 2.00)**



UPVC double glazed window to rear, wall heater, laminate flooring.

**BATHROOM**



Fitted with a modern white suite, comprising a low level WC, pedestal wash basin, and panel bath with electric shower over and glass screen, fully tiled walls and flooring, obscured UPVC double glazed window to front, heated towel rail, wall mounted medicine cabinet, recessed spotlights.

**FURTHER VIEW**



**OUTSIDE**



To the front of the property is a covered entranceway with the opportunity to personalise a small area of planting beds. There is one allocated parking space directly overlooked by the property, plus ample additional visitors parking.

To the rear is a pleasant garden commencing with a patio edged by a low brick planter, leading to a further secluded seating area. The remainder is mainly laid to lawn with a mature backdrop. There is a wooden shed to remain and a secured gate provides access to the front of the block.

REAR ELEVATION



COVERED ENTRANCE

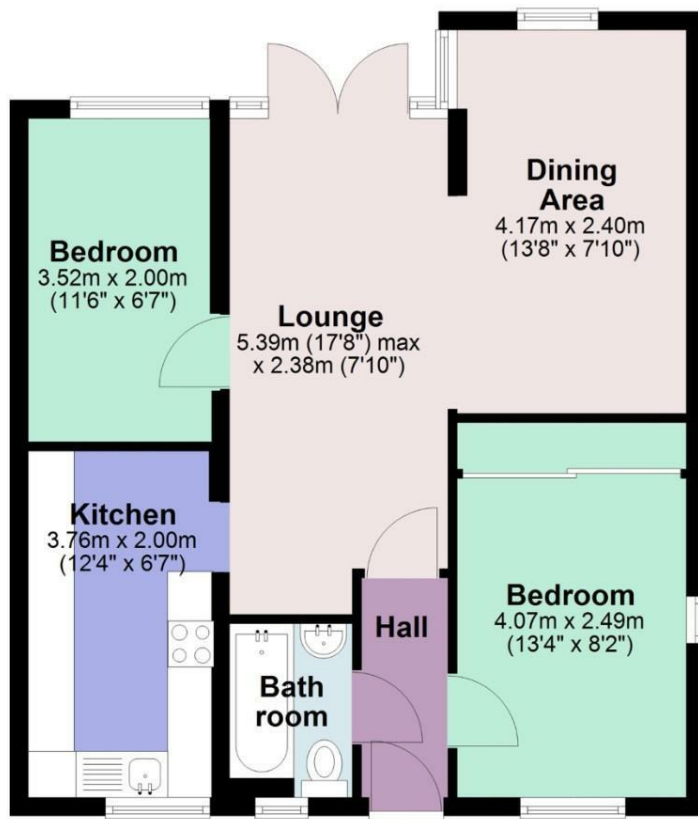


PLEASANT VIEWS TO FRONT





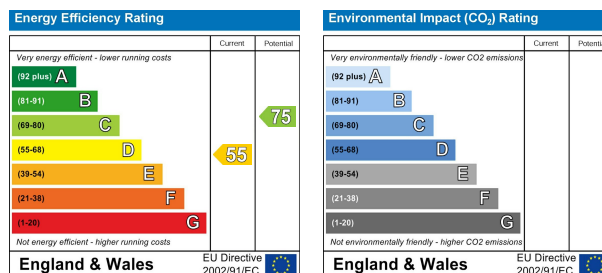
## Ground Floor



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**APPROX INTERNAL FLOOR AREA**  
55 SQ M (590 SQ FT)  
This floorplan is for illustrative  
purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes  
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