



Brown & Brand



Cherrydown East

Basildon, SS16 5GS

- Well Presented One Bedroom Apartment
- No Onward Chain
- Walking Distance to Train Station
- Allocated Parking Space

£159,000





Property Description

CASH BUYERS ONLY

Welcome to Cherrydown East, where modern living meets convenience in this one-bedroom apartment. Boasting a private balcony area and also offering an open plan layout, this well-presented apartment offers an inviting atmosphere ideal for individuals or couples seeking a comfortable urban retreat.

Upon entering, you are greeted by a spacious living area seamlessly connected to the kitchen, perfect for entertaining guests or enjoying quiet evenings at home.

This apartment comes complete with a thoughtfully allocated parking space, ensuring hassle-free access for residents. Situated in close proximity to the town centre, residents can enjoy the convenience of local amenities, including shops, restaurants, and entertainment options, all just a stone's throw away.

For commuters, the proximity to the train station makes travel a breeze, offering easy access to nearby cities and beyond.





ACCOMODATION COMPRISES

Approached via communal entrance with lifts and stairs to 6th floor. Own personal entrance door giving access to:

ENTRANCE HALL

Wooden flooring. Smooth plastered ceiling. Storage cupboard housing electric meter and heating system. Entry phone system. Door leading through to:

BEDROOM

11' 3" x 11' 7" (3.43m x 3.53m) Double glazed window to side. Fitted carpet. Electric heater. Fitted mirrored wardrobes.

BATHROOM

Modern three-piece suite comprising of a low level wc. Wash hand basin with mixer tap over. Panelled bath with rainforest showers over. Part tiled walls. Tiled flooring. Smooth plastered ceiling. Ladder style radiator/heated towel rail. Extractor fan.



LOUNGE / KITCHEN

21' 2" x 16' 5" (6.45m x 5m)

KITCHEN AREA

The kitchen is fitted with modern gloss units to both eye and ground level with work surfaces over incorporating one and a half stainless steel sink unit with mixer tap and drainer. Fitted electric oven with four ring hobs over and extractor fan above. Integrated fridge and freezer, integrated dishwasher, integrated washing machine. Wooden flooring. Smooth plastered ceiling with inset spotlight. Electric heater.



LOUNGE AREA

Double glazed sliding doors giving access to balcony. Wooden flooring. Electric heater. Smooth plastered ceiling.





EXTERNALLY

BALCONY

Decked area with views over communal gardens.

PARKING

Parking is provided via secure gated entrance with parking space for one car.

COMMUNAL GARDEN

There is a communal garden for all the residents, which can be accessed on the first floor.

MATERIAL INFORMATION

Service Charges - £1,492.32

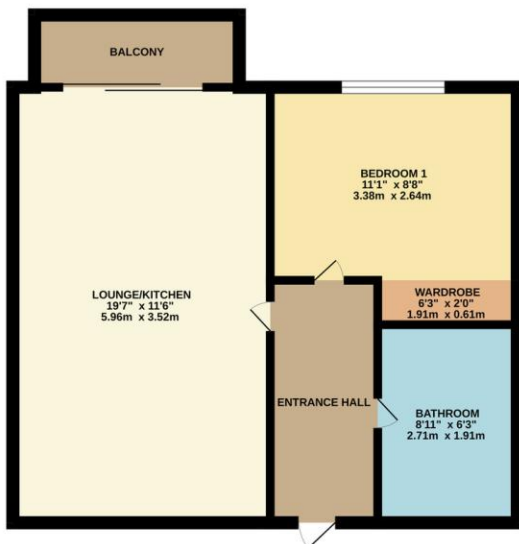
Buildings Insurance - £1,226.99

Ground Rent - £700.00



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Material Information

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 52025

English | Cymraeg

Energy performance certificate (EPC)

729, Chempdown East M16, D20A BB16 5QS	Energy rating B	Valid until: 8 June 2025 Certificate number: 8565-7838-3160-5611-7903
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Property type	Mid-floor flat
Total floor area	55 square metres

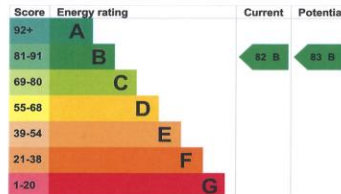
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance\)](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance