



## 52 Fore Street, Basildon – SS15 4JR

Offers Over £250,000 Leasehold

2 bedroom top floor flat housed in a stunning character building within the conservation area, with a cosy light-filled open plan living area that will instantly make you feel at home. Parking is provided with residents only parking in the hedge-lined courtyard.

Council Tax band: B ~ EPC Energy Efficiency Rating: D



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**Entrance Hall** 11' 3" x 4' 8" (3.42m x 1.42m)

Spacious entrance hall with recessed area providing plenty of storage for coat, shoes and storage furniture. A storage cupboard give further storage along with the loft which is access here and is part boarded.

**Lounge / Diner** 17' 8" x 11' 7" (5.39m x 3.53m)

A light filled open plan lounge with Juliet balcony and additional window to the side where a dining table would nestle comfortably.

**Kitchen** 8' 1" x 8' 4" (2.46m x 2.54m)

Fitted kitchen comprising of high gloss cream units fitted with an electric under counter oven with gas hob and extractor over. This is completed with white metro style tiled splash back and tiled floor. There is space for your own washing machine, dishwasher and fridge / freezer as required with the stainless steel sink sitting traditionally under the window over looking the front of the property.

**Bedroom One** 12' 10" x 8' 1" (3.90m x 2.47m)

Double bedroom fitted with carpet to the floor, central light with radiator and window to rear aspect.

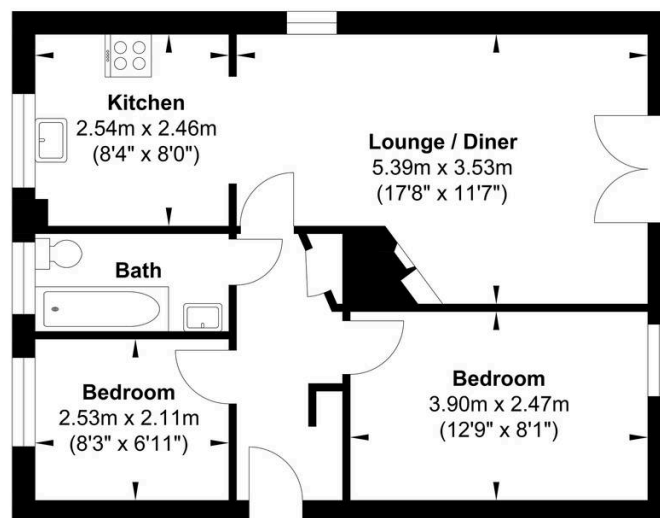
**Bedroom Two** 6' 11" x 8' 4" (2.11m x 2.53m)

Carpeted bedroom with central light, radiator and window to front aspect.

**Bathroom**

8' 3" x 4' 9" (2.52m x 1.46m)

Consisting of bath with electric shower over and glass screen, vanity handbasin with mirror over and W.C.



Gross Internal Floor Area : 48.98 m2 ... 527.21 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.