



4 Fir Court, Laindon, Basildon, SS15 4EY

Offers Over £250,000

- THREE BEDROOMS
- GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- 133 YEARS REMAINING ON LEASE
- NEARBY SHOPS & MAINLINE STATION
- EN-SUITE & BATHROOM
- OUTSIDE SPACE
- NO ONWARD CHAIN
- MASTER BEDROOM WITH FRENCH DOORS
- CLOSE PROXIMITY TO A127

Offered for sale with NO ONWARD CHAIN is this unique and spacious three bedroom, ground floor apartment in a modern development, close to shops, Laindon C2C Station and the A127. The property benefits from a secure telephone entry system, allocated parking space and a long lease of 133 years remaining. The accommodation includes a large long hallway with built-in storage, leading to the kitchen with integrated oven and electric hob, sink/drainer and spaces for washing machine and fridge / freezer. The naturally light living room, leads to a private outside space. The main bathroom has a paneled bath with shower screen and attachment, there are two bedrooms with fitted wardrobes and impressive Master bedroom with en-suite and French doors, also with en-suite shower room. Rarely do apartments come to the market which offer such a large floorplan, providing sizeable rooms, this property is well suited to both first time buyers and investors, with a monthly rental income currently of £1,300 per calendar month.

3 2 1 C

Council Tax Band: D



ENTRANCE HALLWAY

22'7 x 3'7

KITCHEN

9'9 x 6'3

LIVING ROOM

14'11 x 11'0

BATHROOM

6'3 x 6'0

BEDROOM THREE

9'7 x 6'3

BEDROOM TWO

10'9 x 9'10

BEDROOM ONE

14'5 x 12'7 max

EN-SUITE SHOWER ROOM

9'9 x 7'5 max

ALLOCATED PARKING SPACE

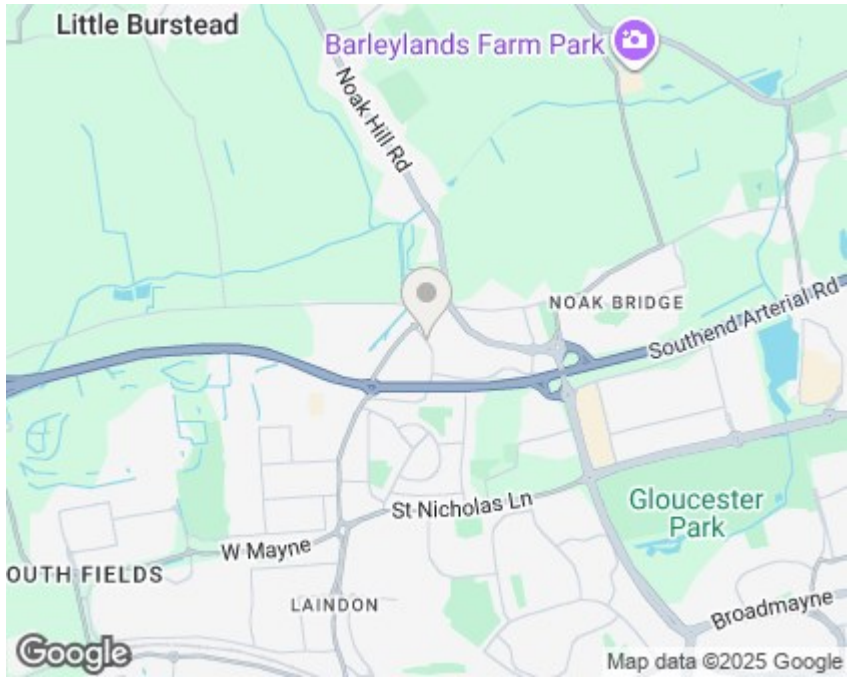
VISITORS PARKING

TELEPHONE ENTRY SYSTEM

LEASE INFORMATION

133 YEARS REMAINING ON LEASE, CURRENT
SERVICE CHARGE £1,680.00 PER ANNUM





Viewings

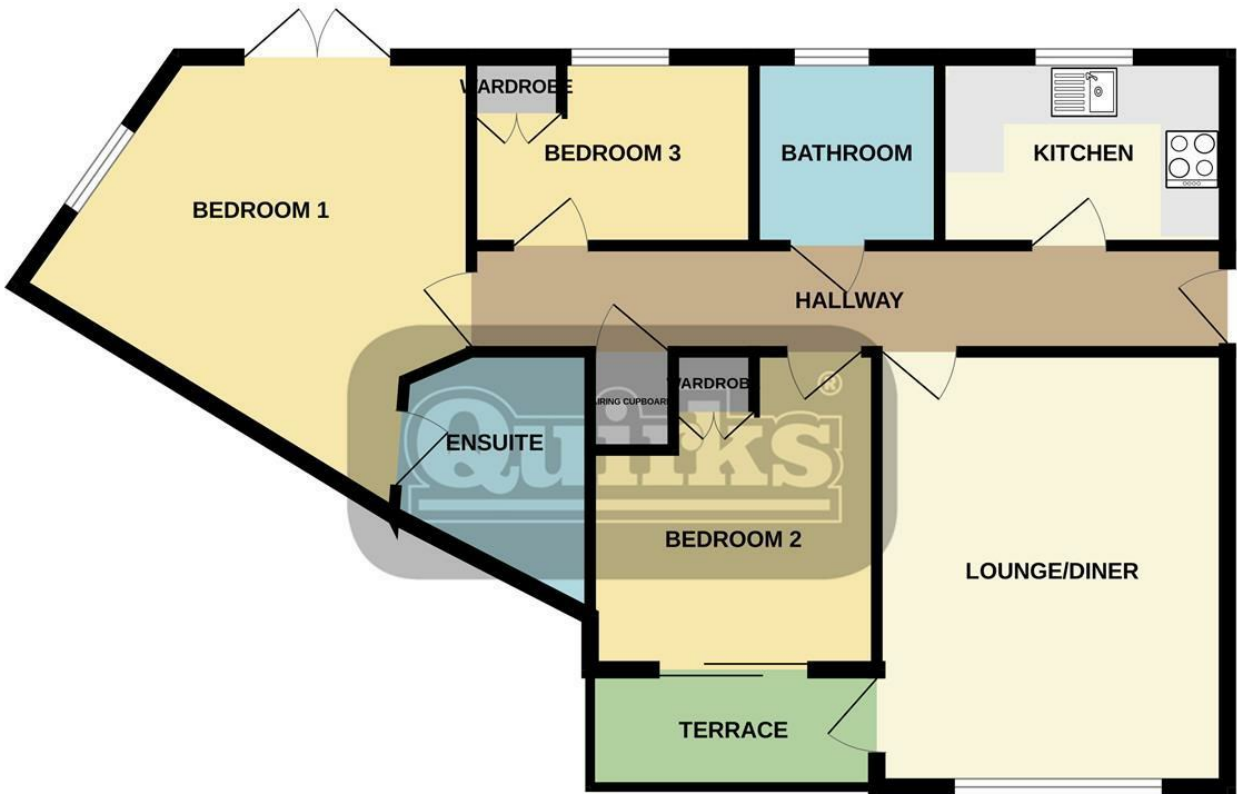
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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