



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Copperfields, Basildon



Morgan Brookes believe - If you are looking for a first home or an investment property, look no further. This bright and well-proportioned flat is situated in a perfect location within walking distance to local shops & Laindon Main Line Station with connections into London or sunny Southend on Sea.

Our Sellers love - Being on the first floor with lovely views of the gardens and how bright and airy the flat is, with plenty of storage which is an added bonus.

Key Features

- No Onward Chain.
- First Floor Apartment.
- One Double Bedroom.
- Living Room With Separate Kitchen.
- Well Proportioned Rooms.
- Communal Gardens & Allocated Parking.
- Close To Local Shops & Transport Links.
- Call Morgan Brookes Today.

**Guide Price £170,000 -
£180,000**

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morganbrookes.co.uk

Copperfields, Basildon

Communal Entrance

Panelled door leading to:

Communal Hallway

Stairs leading to first floor accommodation, door leading to:

Entrance

Private door leading to:

Entrance Hallway

Built in storage cupboard, storage heater, loft access, carpet flooring, door leading to:

Living Room

15' 10" nt 13' 0" x 10' 0" (4.82m x 3.05m)

Double glazed bay window to front aspect, double glazed window to front aspect, electric heater, decorative coving to ceiling, carpet flooring, leading to:

Kitchen

9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surface incorporating stainless steel sink & drainer, space & plumbing for appliances, tiled walls, tiled flooring.

Bedroom

9' 11" x 9' 10" (3.02m x 2.99m)

Double glazed window to front aspect, storage heater, carpet flooring.

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Double glazed window to rear aspect, panelled bath with raised shower system over, vanity hand basin, low level W/C, tiled walls, tiled flooring.

Communal Gardens & Parking

Mainly laid to lawn, mature trees & shrubs, allocated parking spaces.

Additional Information

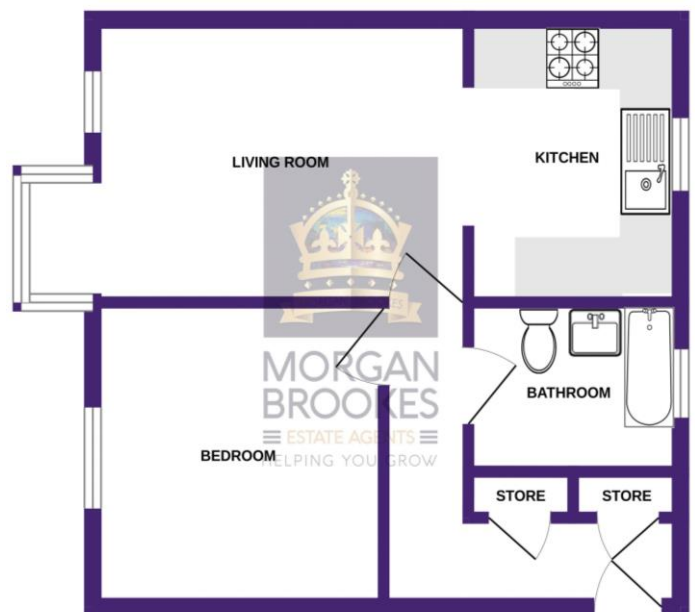
Council Tax Band: C

Length Of Lease: 89 years

Service Charge: £1689.38 PA.

Ground Rent: 2 Payments Of £50.

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Local Authority Information

Basildon Borough Council

Council Tax Band: A

01268 755626

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.