



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Clay Hill Road, Basildon



**Morgan Brookes believe** - This second floor apartment offers an excellent opportunity to both first time buyers or a buy to let investor alike! The property comprises of two double bedrooms, a spacious living room, modern kitchen, three-piece bathroom suite and communal parking.

**Our Sellers love** - That the property is situated within close proximity to local amenities and convenient transport links with easy access to the A127 & A13.

### Key Features

- Modern Second Floor Apartment.
- Two Double Bedrooms.
- Spacious Living Room & Kitchen.
- Three-Piece Bathroom Suite.
- Communal Parking.
- Within Close Proximity To Local Amenities.
- Easy Access to A127 & A13.
- Call Morgan Brookes Today.

**Offers in Excess of  
£200,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# 1 Clay Hill Road, Basildon

## Communal Entrance

Double glazed panelled door leading to:

## Communal Hallway

Stairs leading to apartment:

## Private Entrance

Door leading to:

## Entrance Hallway

Telephone entry system, radiator, smooth ceiling, carpet flooring, doors leading to:

## Living Room

**13' 1" x 11' 2" (3.98m x 3.40m)**

Double glazed window to side aspect, built in storage cupboard housing boiler, radiator, smooth ceiling, carpet flooring.

## Kitchen

**7' 0" x 8' 11" (2.13m x 2.72m)**

Fitted with a range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer, four point gas hob with stainless steel extractor over, integrated electric over, washing machine, fridge and freezer to remain, smooth ceiling, vinyl flooring.

## Master Bedroom

**11' 9" x 9' 0" (3.58m x 2.74m)**

Double glazed window to front aspect, three built in wardrobes, radiator, smooth ceiling, carpet flooring.

## Second Bedroom

**9' 8" x 8' 11" (2.94m x 2.72m)**

Double glazed window to side aspect, built in storage cupboard, radiator, smooth ceiling, carpet flooring.

## Bathroom

**7' 9" x 5' 10" (2.36m x 1.78m)**

Panelled bath with raised shower system over, pedestal wash hand basin, low level W/C, splash back tiling, extractor fan, smooth ceiling, carpet flooring.

## Additional Information

Council Tax Band: B

Length Of Lease: 104 Years Remaining.

Service Charges: £120 PCM.

Ground Rent: £100 PA.

## Local Authority Information

Basildon Borough Council

**Council Tax Band: B**

**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.