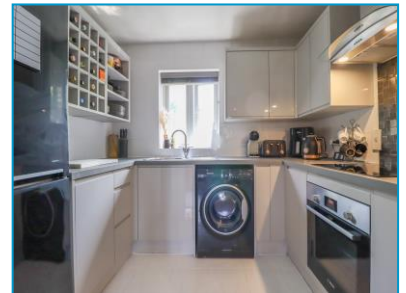




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Copperfields, Basildon



Morgan Brookes believe - This outstanding modern first floor apartment is a perfect opportunity to both first time buyers and buy to let investors! Offering a range of comfort and potential, the property comprises of a spacious living room, modern kitchen, one double bedroom, and a three-piece bathroom suite.

Our Sellers love - Being positioned on the first floor with lovely views of the gardens, and how bright and airy the flat is. With easy access to local shops, amenities and transport links!

Key Features

- Modern First Floor Apartment.
- First Floor Apartment.
- One Double Bedroom.
- Well Proportioned Rooms.
- Spacious Living Room & Modern Kitchen.
- Communal Gardens & Allocated Parking.
- Close To Local Shops & Transport Links.
- Call Morgan Brookes Today.

**Guide Price £170,000 -
£180,000**

Copperfields, Basildon

Communal Entrance

Panelled door leading to:

Communal Hallway

Stairs leading to first floor, door leading to:

Entrance

Private door leading to:

Entrance Hallway

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

Living Room

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

Kitchen

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

Bedroom

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

Bathroom

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 spot.

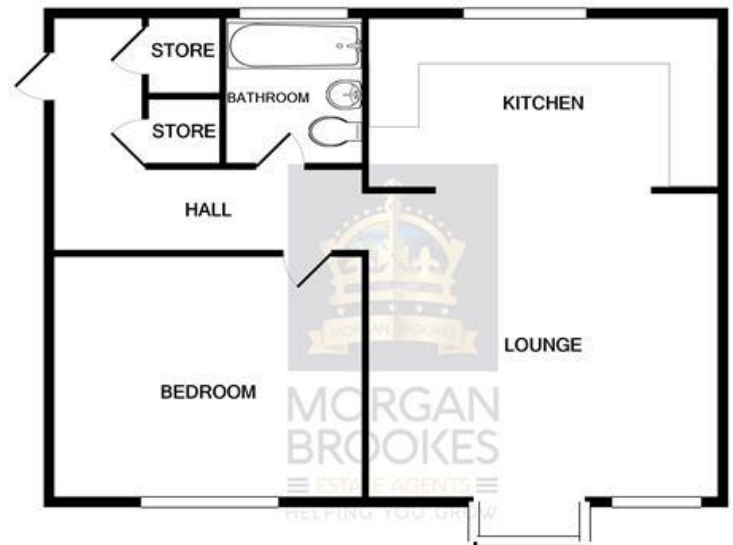
Additional Information

Council Tax Band: A

Length Of Lease: 89 Years.

Service Charge: £1,600 PA (Approx).

Ground Rent: £100 PA (Approx).



MORGAN BROOKES

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.
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Local Authority Information

Basildon Borough Council

Council Tax Band: A

01268 755626

morganbrookes.co.uk

Guide Price £170,000
- £180,000

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.