



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Charleston Court, Burnt Mills, Basildon



Morgan Brookes believes - This two bedroom ground floor maisonette in popular Burnt Mills, is sure to be sold quickly. Internally the property has been updated, offering a modern kitchen, bathroom, open plan living/dining area with direct access onto the rear garden, and to the front allocated plus visitors parking.

Our Sellers love - The open plan feel of the property, the private rear garden, perfect for enjoying those summer BBQ'S, and the convenient location close to shops and amenities.

Key Features

- Ground Floor Maisonette.
- Spacious Open Plan Living.
- Two Bedrooms.
- Modern Kitchen.
- Good Condition Throughout.
- Private Rear Garden.
- Allocated Parking.
- No Onward Chain.

£250,000

Charleston Court, Burnt Mills, Basildon

Entrance

Double glazed panelled door leading to:

Entrance Hall

Storage heater, coving to ceiling, wood effect flooring, doors leading to:

Dining Room

17' 10" x 7' 9" (5.43m x 2.36m)

Double glazed french doors with double glazed windows to both sides leading to garden, storage heater, coving to ceiling, wood effect flooring, opens to:

Living Room

13' 7" x 7' 10" (4.14m x 2.39m)

Double glazed windows to rear and side aspects, storage heater, coving to ceiling, carpet flooring.

Kitchen

12' 4" x 6' 6" (3.76m x 1.98m)

Double glazed window to front aspect, fitted with a range of base and wall mounted units, fitted oven, roll top work surfaces incorporating four point electric hob with extractor fan over, stainless steel sink with drainer, space for plumbing and appliances, splash back tiling, built in storage cupboard housing hot water tank, wood effect flooring.

Master bedroom

13' 4" x 8' 0" (4.06m x 2.44m)

Double glazed window to front aspect, range of fitted wardrobes, storage heater, coving to ceiling, carpet flooring.

Second Bedroom

11' 0" x 6' 6" (3.35m x 1.98m)

Double glazed window to rear aspect, storage heater, coving to ceiling, carpet flooring.

Bathroom

6' 0" x 4' 6" (1.83m x 1.37m)

Obscured double glazed window to front aspect, panelled bath with raised shower system, shower screen, pedestal hand wash basin, low level WC, extractor fan, complimentary tiles.

Rear Garden

Paved seating area, remainder laid to lawn, shed to remain.

Parking

Allocated and visitors parking.

Additional Information

Council Tax Band: B

Length Of Lease: 125 years from 1986 (87 Years Remaining)

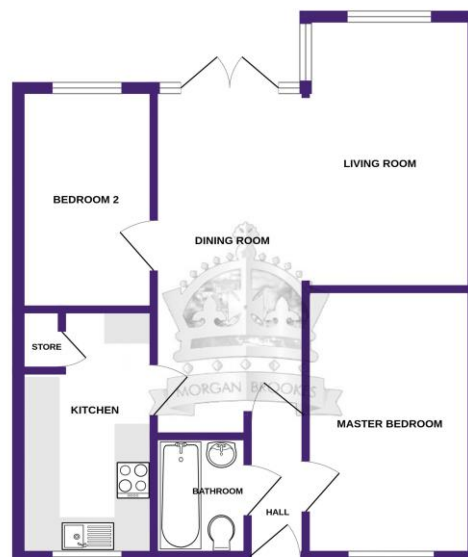
Ground Rent: £35.00 PA

Ground Rent Reviewed: TBC

Service Charge: £1069.24 PA

Service Charge Reviewed: TBC

GROUND FLOOR



MORGAN BROOKES

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other parts 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 to any prospective purchaser. The services, contents and equipment shown hereon have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metaphor 02/24

Local Authority Information
Basildon Borough Council
Council Tax Band: B

01268 755626

morganbrookes.co.uk

£250,000

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.