



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Vange Hill Drive, Basildon



Morgan Brookes believe - This bright and airy one bedroom first floor flat is an ideal purchase for a first time buyer, the property is currently a blank canvass offering the new owners unlimited scope to make their own. The property is being sold with a 180 year lease remaining and no onward chain.

Our Sellers love - The convenient location of the property as it is within easy reach of local bus routes, Pitsea Train Station and within walking distance to local shops, Tesco superstore and Pitsea Market.

Key Features

- Ideal First Time Purchase.
- One Bedroom First Floor Flat.
- 180 Year Remaining Lease.
- Walking Distance To Local Bus Routes.
- Easy Reach Of Pitsea Train Station.
- No Onward Chain.
- Call Morgan Brookes Today!

**Offers in Excess of
£145,000**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Vange Hill Drive, Basildon

Entrance

Double glazed door to:

Communal Entrance Hall

Stairs to first floor, double glazed door to:

Hallway

6' 4" x 4' 3" (1.93m x 1.29m)

Intercom system, two storage cupboards, doors to:

Bedroom

13' 9" x 8' 4" (4.19m x 2.54m)

Double glazed window to front aspect, radiator.

Bathroom

13' 3" x 6' 5" (4.04m x 1.95m)

Obscure double glazed window to side aspect, low level WC, pedestal wash hand basin, panelled bath with raised shower system, storage cupboard, radiator, lino flooring.

Living Room

13' 6" x 11' 3" (4.11m x 3.43m)

Double glazed windows to front & side aspect offering views over the Thames Estuary, radiator.

Kitchen

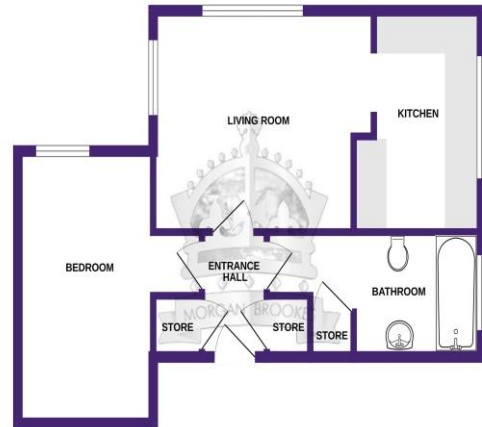
11' 3" x 7' 2" (3.43m x 2.18m)

Double glazed window to side aspect, wall mounted boiler, fitted with a range of wall and base level units, roll edge work surfaces incorporating stainless steel sink and drainer unit, space and plumbing for appliances, lino flooring.

Additional Information

180 Years Remaining Lease Service Charge : £1,425 per annum Ground Rent : £10 per annum

FIRST FLOOR



MORGAN BROOKES

While every effort has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas and other details are approximate and not guaranteed to be 100% accurate. The plan is for information purposes only and should not be used as a basis for any financial or legal transaction. The plan is for information purposes only and should not be used as a basis for any financial or legal transaction. The plan is for information purposes only and should not be used as a basis for any financial or legal transaction.

Local Authority Information
Basildon Borough Council
Council Tax Band: A

01268 755626

morganbrookes.co.uk

**Offers in Excess of
£145,000**

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.