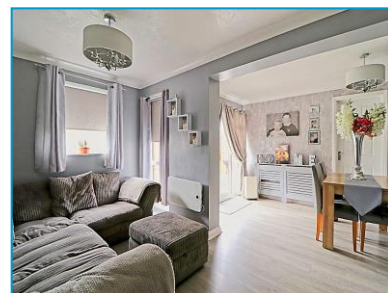
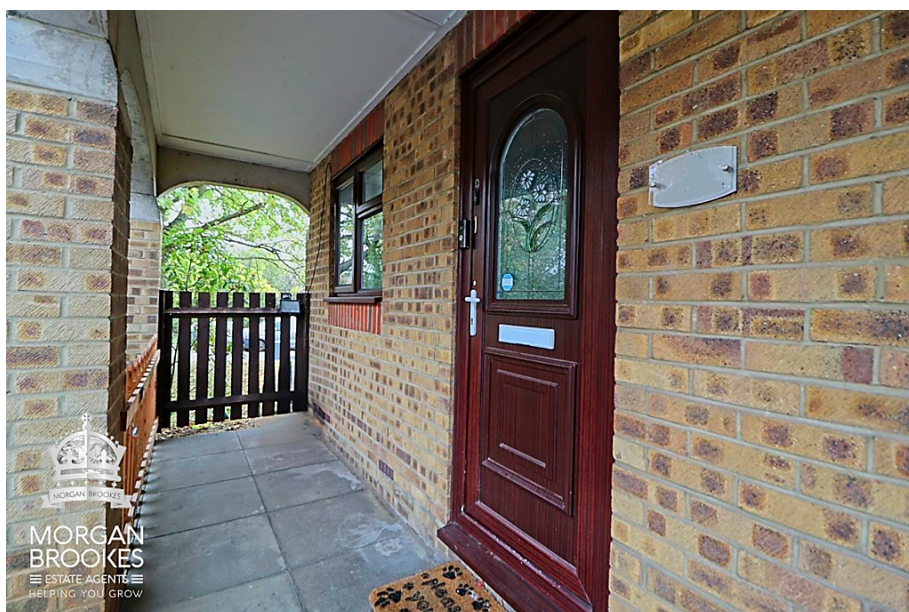




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Charleston Court, Burnt Mills, Basildon



Morgan Brookes believe - Being conveniently situated within close proximity to transport links, Pitsea Train Station & Town Centre this ground floor property is a wonderful first time home or investment purchase. The property offers great size accommodation, currently laid out as a 3 bedroom, but sellers happy to convert back if required, with the extra benefit of its own private rear garden and parking space.

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

- Guide Price £230,000 - £240,000.
- Modern Ground Floor Flat.
- Large Open Plan Living / Dining Space.
- Currently Laid Out As A 3 Bedroom.
- Private Landscaped Rear Garden.
- Allocated Parking Space + Visitors.
- Short Distance To Pitsea Station & Shops.

Guide Price
£230,000 - £240,000

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



morganbrookes.co.uk

Charleston Court, Burnt Mills, Basildon

Entrance

Double glazed panelled door to:

Hall

7' 9" x 2' 10" (2.36m x 0.86m)

Electric panel heater, coving to ceiling, wood effect laminate flooring, doors to:

Shower Room

6' 0" x 4' 7" (1.83m x 1.40m)

Obscure double glazed window to front aspect, corner shower cubicle, pedestal hand basin, low level WC, stainless steel heated towel rail, tiling to walls and floor.

Bedroom 1

13' 4" x 8' 1" (4.06m x 2.46m)

Double glazed windows to front and side aspects, electric panel heater coving to ceiling, wood effect laminate flooring.

Kitchen

12' 3" x 6' 6" (3.73m x 1.98m)

Double glazed window to front aspect, range of fitted base and wall mounted units, roll top work surface incorporating stainless steel sink and drainer unit, 4 point electric hob with extractor over, splash back tiling, space and plumbing for appliances, coving to ceiling, wood effect laminate flooring.

Living / Dining Space

16' 4" nt 13'7" x 16' 6" nt 7'9" (5.03m nt 4.14m x 4.97m nt 2.36m)

Double glazed window to rear aspect, double glazed French doors to rear garden, built in storage area, electric panel heater, coving to ceiling, wood effect flooring, door to:

Bedroom 2

11' 2" x 6' 6" (3.40m x 1.98m)

Double glazed window to rear aspect, electric panel heater, coving to ceiling, wood effect laminate flooring.

Rear Garden

Paved seating area immediately from property, artificial grass to the remainder, shed to remain, side access gate.

Front Of Property

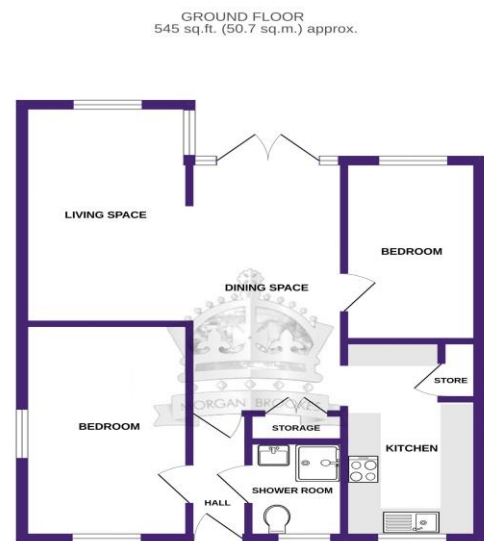
1 allocated parking bay, additional visitor parking.

Additional Information

Remaining Lease Length Approx. 85 years.

Service Charge : £1,200 per annum.

Ground Rent : £35 per annum.



MORGAN BROOKES LTD
TOTAL FLOOR AREA : 545 sq.ft. (50.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other things are approximate and no responsibility is taken for any error, omission or misstatement. The plan is to be used as a guide only and should not be relied on for any other purpose. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation.
Made with Blueprints 12/2023

Local Authority Information
Basildon Borough Council
Council Tax Band: B

01268 755626

morganbrookes.co.uk

**Guide Price £230,000
- £240,000**

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.