

# COUNTRYSIDE

## ESTATES



**7 Charleston Avenue, Basildon, SS13 1TD**  
**£1,550 PCM**

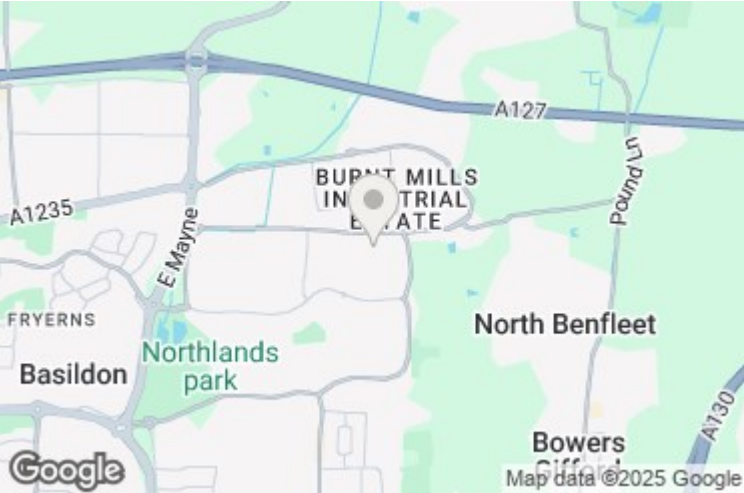
Offered TO LET is this two bedroom maisonette in Pitsea close to local schools, parks and shops. First floor living to include a private entrance and hallway, lounge, modern kitchen, two good size bedrooms and modern bathroom suite. With private rear garden and off street parking.

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First Floor Maisonette  
Private Entrance  
Lounge 12'7" x 10'9 /  
Modern Kitchen With Appliances 10'4 x 9'4 /  
Bedroom One 11'1 x 10'8 /  
Bedroom Two 10'10 x 6'3 /  
Modern Bathroom Suite /  
Private Rear Garden With Storage Cupboard /  
Off Street Parking /  
Can Be Offered Furnished Or Unfurnished /

Full Referencing Required / Council Tax Band B / EPC Band E /  
Available Mid October /

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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