

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Abbots Court, Basildon
Guide Price £230,000

** Guide price £230,000 - £240,000 **

An exceptionally well-maintained and generously proportioned two bedroom maisonette, offered to the market in excellent condition throughout. Benefitting from its own private entrance, newly installed windows, a brand new front door and allocated parking, this superb home combines comfort, practicality and modern presentation, making it ideal for first-time buyers, professional couples, downsizers or investors.

This property has clearly been carefully looked after and thoughtfully improved, providing a move-in ready home with nothing requiring immediate attention.

Upon arrival, the property immediately stands out with its own private front door, creating a welcoming and secure entrance. The private access adds a sense of independence more commonly associated with a house rather than an apartment.

Inside, a bright entrance hallway provides access to all principal rooms and offers space for coats and storage.

The living room is a particularly impressive space — generously sized and flooded with natural light thanks to the newly fitted windows. The room comfortably accommodates both seating and dining areas, making it perfect for entertaining guests or relaxing after a long day. The neutral decor enhances the sense of space and light, creating a calm and inviting atmosphere.

The kitchen is well-appointed with a range of fitted units, ample worktop and integrated appliances. Practical yet stylish, it offers everything required for day-to-day living while maintaining a clean and modern feel.

Both bedrooms are well-proportioned. The principal bedroom provides plenty of space for wardrobes and additional furniture, while the second bedroom is ideal as a guest room, child's bedroom or home office for those working remotely.

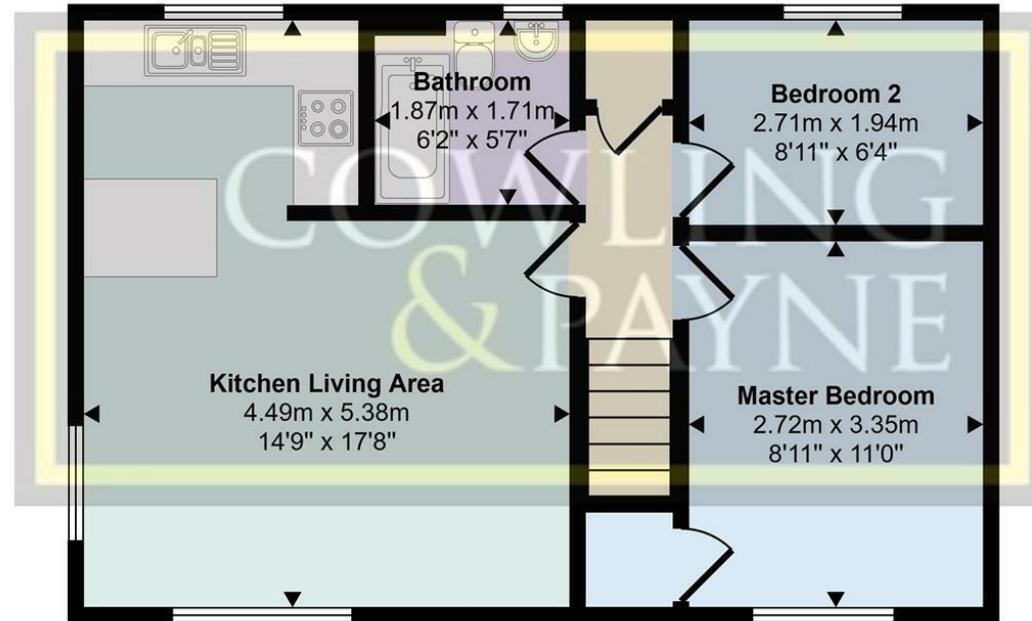
The bathroom is fitted with a contemporary suite, including a bath with shower over, wash hand basin and WC, finished in neutral tones for a timeless look.



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

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

Approx Gross Internal Area
45 sq m / 486 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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