bear
Estate Agents



Bear Estate Agents are pleased to bring to the market this spacious one bedroom ground floor flat, ideally positioned within close proximity to local amenities and excellent transport links, making it a great opportunity for first-time buyers or investors alike.
The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Tesco Extra is just 0.2 miles away, offering excellent day-to-day convenience, whilst Pitsea Railway Station is just 0.3 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those who prefer to drive, the A13 and A127 are both a short drive from the home, both roads also connect into London and beyond.

- One Bedroom Ground Floor Flat
- Close to Shops Schools and Bus Routes
- Close to A13 and A127
- Kitchen with Ample Cupboard and Worktop Space
- Double Bedroom (15'6 x 10'5 Max)
- Lengthy Lease
- 0.3 Miles to Pitsea Railway Station
- Open Plan Kitchen/Lounge/Diner (23'9 x 11'1 Max)
- Lounge with Juliette Balcony
- Communal Parking

Station Lane

Basildon

£160,000
Offers Over

1 1 1 C

Station Lane





Internally, the home begins with a spacious entrance hall, which provides access to all rooms and benefits from two storage cupboards, offering practical storage solutions.

The open-plan kitchen/lounge/diner measures an impressive 23'9 x 11'1 at its maximum dimensions, creating a bright and versatile living space. The kitchen offers ample cupboard and worktop space, while the lounge area benefits from a Juliette balcony, allowing natural light to flood the room. There is also sufficient space for a dining table, comfortably accommodating a 6-seater, making it ideal for both everyday living and entertaining.

The bedroom measures 15'6 x 10'5 at its maximum dimensions and is a generously sized double room, offering plenty of space for additional furniture and creating a comfortable and relaxing environment.

The internal accommodation is completed by a three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin.

Externally, the property benefits from an allocated an allocated parking space within a gated, car park as well as communal parking, providing convenient access for residents and visitors alike.

This well-located and spacious home offers excellent transport links, generous living space and practical features, making it a fantastic purchase for a range of buyers.

Leasehold
110 Years Remaining
Ground Rent: £99.00 Per Annum
Service Charge: £183.35 Per Month

Council Tax Band: B (£1670.13)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

One Bedroom Ground Floor Flat

Lengthy Lease

Close to Shops Schools and Bus Routes

0.3 Miles to Pitsea Railway Station

Direct Links to London Fenchurch Street

Close to A13 and A127

0.2 Miles to Tesco Extra

Spacious Entrance Hall with Two Storage Cupboards

Open Plan Kitchen/Lounge/Diner (23'9 x 11'1 Max)

Kitchen with Ample Cupboard and Worktop Space

Lounge with Juliette Balcony

Space for Six Seater Dining Table

Double Bedroom (15'6 x 10'5 Max)

Three Piece Bathroom Suite

Communal Parking



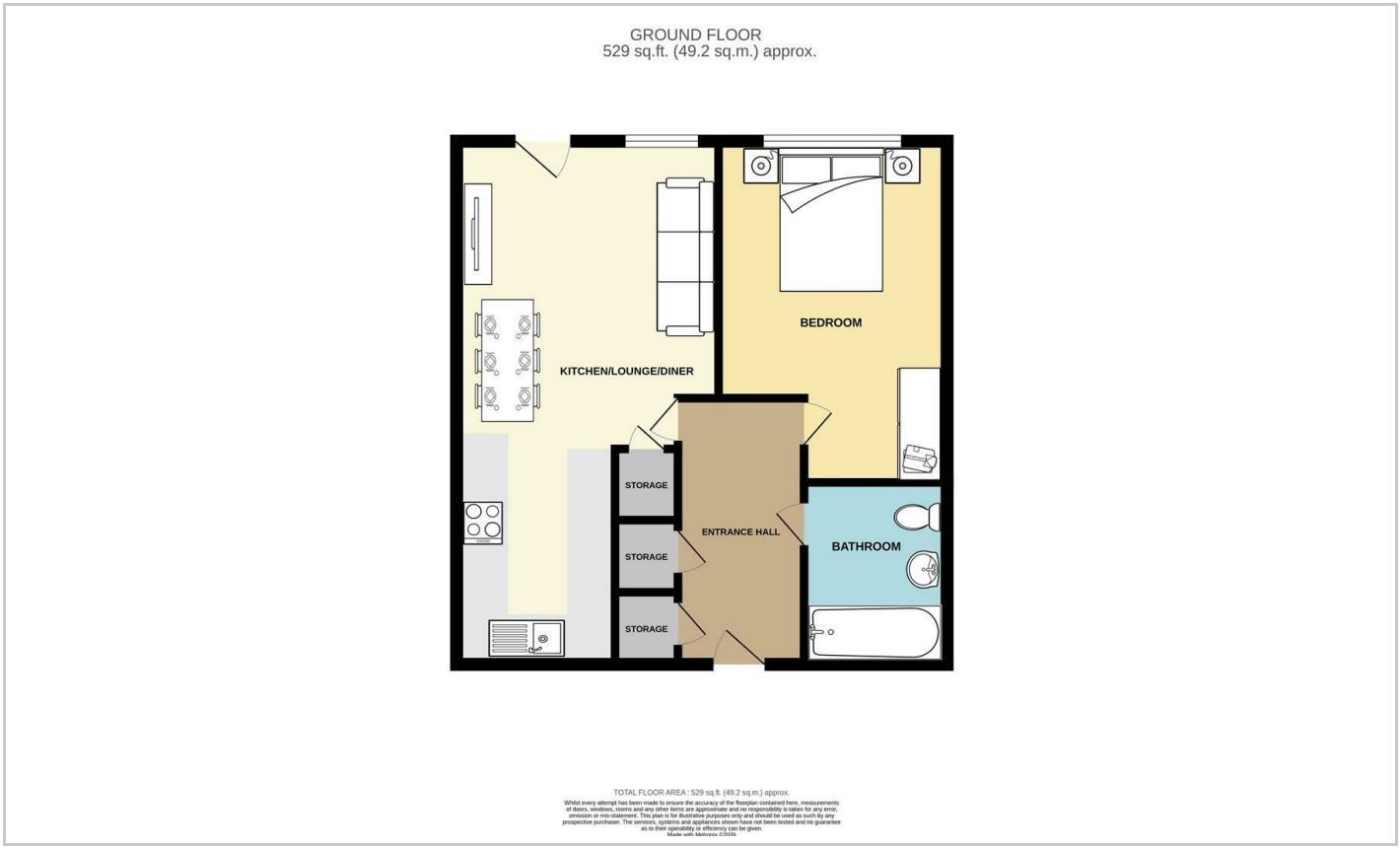




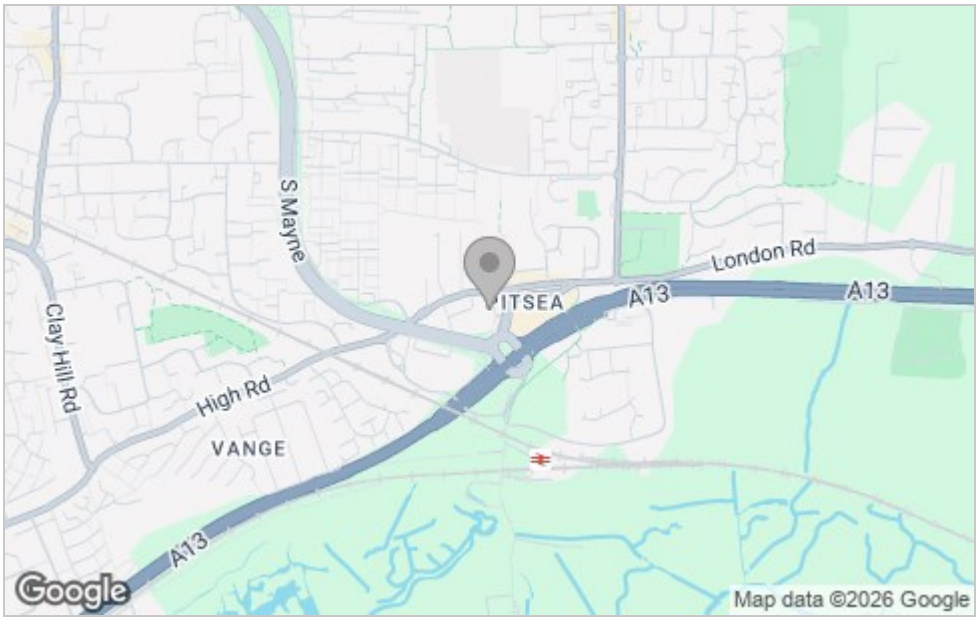




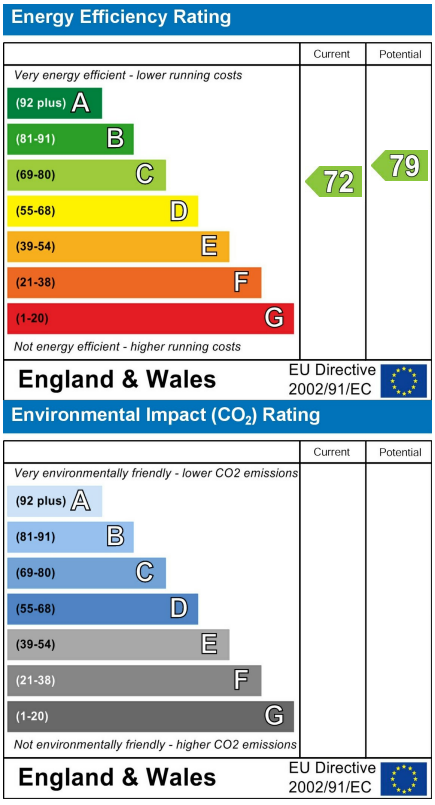
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk http://www.bearestateagents.co.uk/