



## Braybrooke, Basildon

Guide Price £180,000



- A fantastic size two bedroom maisonette
- Excellent size living space throughout
- Brilliant location within easy reach of Basildon town centre
- Lovely size lounge
- Nice size kitchen
- Family bathroom
- Two large double bedrooms
- Low service charge
- Option of a sitting tenant making this an ideal buy to let investment



**\*JANUARY SALE GUIDE PRICE £180,000 - £200,000\***

**Spacious two-bedroom first-floor maisonette—generous lounge/diner, well-equipped kitchen, two double bedrooms, bathroom. Option of sitting tenant. Close to Basildon town centre and transport links. Ideal home or investment.**

Nestled in the desirable area of Braybrooke, Basildon, this impressive two-bedroom maisonette offers a wonderful opportunity. The property boasts an excellent size living space, ensuring comfort and functionality throughout.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a staircase ascending to the first floor. The large landing provides access to a spacious lounge/diner, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is well-appointed, offering ample space for culinary pursuits, while the bathroom is conveniently located to serve both bedrooms.

The two generously sized double bedrooms are a standout feature of this maisonette, providing plenty of room for relaxation and personalisation. The property is being sold with the option of a sitting tenant, making it an ideal choice for those looking to invest in the buy-to-let market.

Situated in close proximity to Basildon town centre, residents will benefit from a wealth of local amenities, including shops, restaurants, and excellent transport links. This maisonette presents a fantastic opportunity to secure a comfortable home or a lucrative investment in a thriving area. Do not miss the chance to view this delightful property.



**Colubrid.co.uk**



#### THE SMALL PRINT:

Communal parking  
Valliant Combination boiler  
Length of Lease: 86 years remaining  
Annual Ground Rent: £10.00  
Monthly Service Charge: £43.03  
Freeholder: tbc  
Council Tax Band: A  
Local Authority: Basildon

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



