



Bear Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this two bedroom first floor flat, ideally positioned within the highly sought-after Langdon Hills location. This home is perfectly placed for convenience, being within close proximity to local shops, well-regarded schools, and popular bus routes. Laindon Railway Station is just 0.4 miles away, providing direct access into London Fenchurch Street via the C2C rail service, making it ideal for commuters. For those who prefer to drive, the A13 and A127 are both a short drive away, offering excellent links into London and beyond.

- NO ONWARD CHAIN
- Spacious Lounge / Diner (17'9 x 12'0)
- Bedroom One (14'8 x 11'7)
- Three Piece Shower Room
- Allocated Parking
- 0.4 Miles to Laindon Railway Station
- Kitchen (12'0 x 7'11)
- Bedroom Two (11'10 x 10'11)
- Private Balcony
- Garage

Courtney Park Road

Basildon

£250,000



Courtney Park Road



Internally, the property begins with a spacious entrance hall, which provides access to all rooms and benefits from useful storage.

The lounge/diner measures 17'9 x 12'0 at its maximum dimensions and offers a bright and versatile living space, ideal for both relaxing and entertaining.

The kitchen measures 12'0 x 7'11 at its maximum dimensions and provides ample cupboard and worktop space, creating a practical environment for cooking and everyday use.

Bedroom One measures 14'8 x 11'7 at its maximum dimensions and is a generously sized double room, comfortably accommodating a range of bedroom furniture.

Bedroom Two measures 11'10 x 10'11 at its maximum dimensions and is another well-proportioned double bedroom, ideal for guests, family, or a home office.

The accommodation is completed by a three-piece shower room, comprising a shower, toilet, and wash hand basin.

Externally, the property benefits from a private balcony, offering an ideal space to relax and unwind. The home also benefits from allocated parking as well as a garage, providing excellent additional storage and convenience.

This well-positioned two-bedroom flat offers generous room sizes, excellent storage, and fantastic convenience for both commuters and day-to-day living. With the added benefits of a balcony, allocated parking, and a garage, this home represents an ideal opportunity for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.

Council Tax Band: B (£1670.13)

Lease Length: 85 Years Remaining

Ground Rent: £35 Per Annum

Service Charge: Approx £130.59 Per Calander Month

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN

Two Bedroom First Floor Flat

Highly Sought After Langdon Hills Location

0.4 Miles to Laindon Railway Station

Direct Links to London Fenchurch Street via C2C Li

Easy Access to A13 and A127

Close to Shops Schools and Bus Routes

Spacious Lounge / Diner (17'9 x 12'0)

Kitchen (12'0 x 7'11)

Bedroom One (14'8 x 11'7)

Bedroom Two (11'10 x 10'11)

Three Piece Shower Room

Private Balcony

Allocated Parking

Garage



Floor Plan



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

