

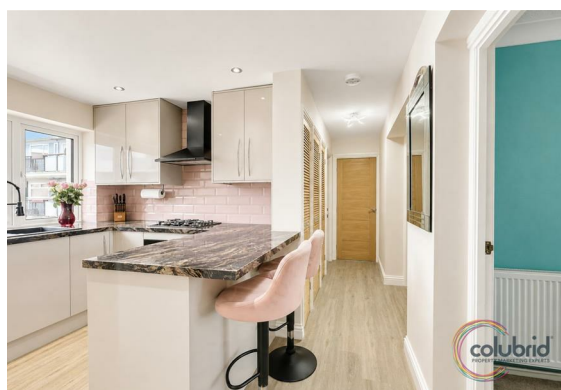


## The Knares, Basildon

Guide Price £210,000



- Fully refurbished kitchen, bathroom and entrance hall within the last three years.
- Stylish open-plan kitchen/dining area with breakfast bar and contemporary finishes.
- Two generous double bedrooms.
- Exceptional 173-year lease.
- No ground rent and service charge of just £623 per annum.
- New roof completed in 2025 and modern boiler installed four years ago.
- Three internal storage cupboards, built-in wardrobes in both bedrooms and a brick-built external shed.
- Communal gardens and parking.
- Walking distance to both Laindon and Basildon railway stations, providing direct services to London Fenchurch Street.
- Walking distance to local nature reserve and within catchment for highly regarded schools.



**GUIDE PRICE: £210,000 - £240,000**

## **Beautifully Refurbished Two-Bedroom Apartment with 173-Year Lease, No Ground Rent and Low Running Costs**

This stylish two-bedroom second-floor apartment offers modern, move-in-ready accommodation with the rare combination of a long 173-year lease, no ground rent and an exceptionally low service charge. Having benefited from a comprehensive refurbishment of the kitchen, bathroom and entrance hall within the last three years, the property provides contemporary living in a convenient location close to excellent schools, transport links and open green spaces.

Positioned within a well-maintained residential development, this bright and contemporary apartment combines stylish living with exceptionally low ongoing costs. From the moment you step through the front door, the welcoming hallway sets the tone for a home that has been thoughtfully updated and exceptionally well cared for.

At the heart of the property is the stunning open-plan kitchen and dining area, recently refurbished to create a sleek, sociable space perfect for modern living. Featuring a stylish new fitted kitchen, contemporary smart tiling and a breakfast bar ideal for morning coffees, casual dining or evening entertaining, it's a room designed to impress. The space flows naturally into the comfortable lounge area, creating the perfect setting whether you're hosting friends, enjoying family time or settling in for a cosy night on the sofa.

The generous principal bedroom offers a peaceful retreat at the end of a busy day, while the second double bedroom provides fantastic flexibility as a guest room, nursery, home office or dressing room. The recently refurbished bathroom continues the modern theme with fresh, contemporary finishes and a clean, stylish design.

Storage is a real strength of the property, with three separate storage cupboards and built-in wardrobes in both bedrooms, ensuring everything has its place and helping keep the living areas beautifully clutter-free.

The practical benefits continue with a modern boiler and new radiators installed approximately four years ago and a new roof completed in January 2025, providing valuable peace of mind for years to come.

Outside, residents can enjoy attractive communal gardens, communal parking and the added bonus of a brick-built shed, perfect for bikes, tools or those items you don't want taking up valuable indoor space.

Nature lovers will also appreciate the property's proximity to a local nature reserve, providing attractive green space for walking, running and outdoor recreation.

The property also benefits from a remarkably low annual service charge of just £623 per year. In a world where many leasehold properties command charges exceeding £2,000 annually, this apartment offers an increasingly rare opportunity to enjoy apartment living without the eye-watering monthly costs. Better still, there is no ground rent to pay, and the property benefits from an exceptional 173-year lease, making it a truly future-proof purchase.

Families will appreciate the proximity to the highly regarded and Outstanding-rated Lee Chapel Primary School, while aspiring grammar school applicants will value the property's position within the catchment area for the prestigious Chelmsford grammar schools. Excellent transport links are available via both Laindon and Basildon railway stations, providing direct services to London Fenchurch Street, while Basildon University Hospital is also conveniently nearby.

Stylish, affordable, commuter-friendly and move-in ready, this is exactly the type of property that doesn't stay available for long.

Basildon is a large Essex town that has evolved into a popular location for commuters, families and first-time buyers thanks to its affordability and excellent transport links. Situated around 25 miles east of London, the town benefits from direct rail services to London Fenchurch Street, easy access to the A13 and M25, and a strong local employment base. Basildon offers a wide range of amenities, including the Eastgate Shopping Centre, leisure facilities, restaurants and parks, while nearby areas such as Langdon Hills, Billericay and Laindon provide attractive residential neighbourhoods. Residents also enjoy access to green spaces including Langdon Hills Country Park and Wat Tyler Country Park. With ongoing regeneration, good schooling options and more competitive property prices compared to many London commuter hotspots, Basildon continues to attract buyers seeking value and convenience in the South East.



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#### THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/250-the-knares-basildon-ss16-5sr/5319207>

Service Charge: £622.64 per annum

Annual Ground Rent: £0

Length of Lease: 173 years remaining

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. £96 including 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.

