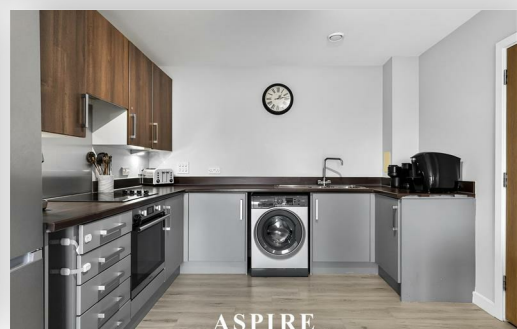
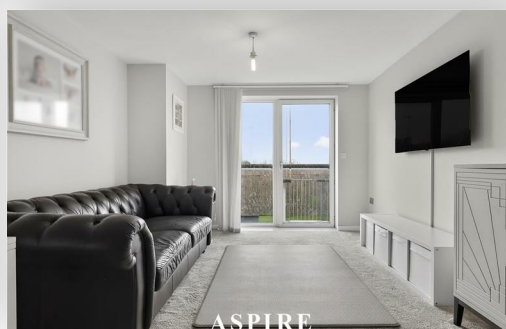


**To arrange a viewing contact us  
today on 01268 777400**



## Station Lane, Basildon Offers invited £210,000

Aspire Estate agents Basildon are pleased to present this amazing flat positioned in a highly convenient and well-connected location, this stylish two-bedroom fourth floor apartment offers modern, low-maintenance living, making it an ideal purchase for first-time buyers, commuters, or investors.

The property boasts a bright and airy open-plan lounge, kitchen and dining area, designed with both comfort and functionality in mind. The contemporary kitchen is fitted with sleek cabinetry and integrated appliances, flowing effortlessly into the living space — perfect for both everyday living and entertaining. From here, doors lead out onto a private balcony, providing a great spot to relax and enjoy elevated views.

Both bedrooms are well-proportioned and offer comfortable accommodation, while the modern bathroom is finished with clean lines and quality fittings, creating a fresh and stylish space.

Further benefits include secure underground parking and a secure entry system, ensuring both convenience and peace of mind for residents.

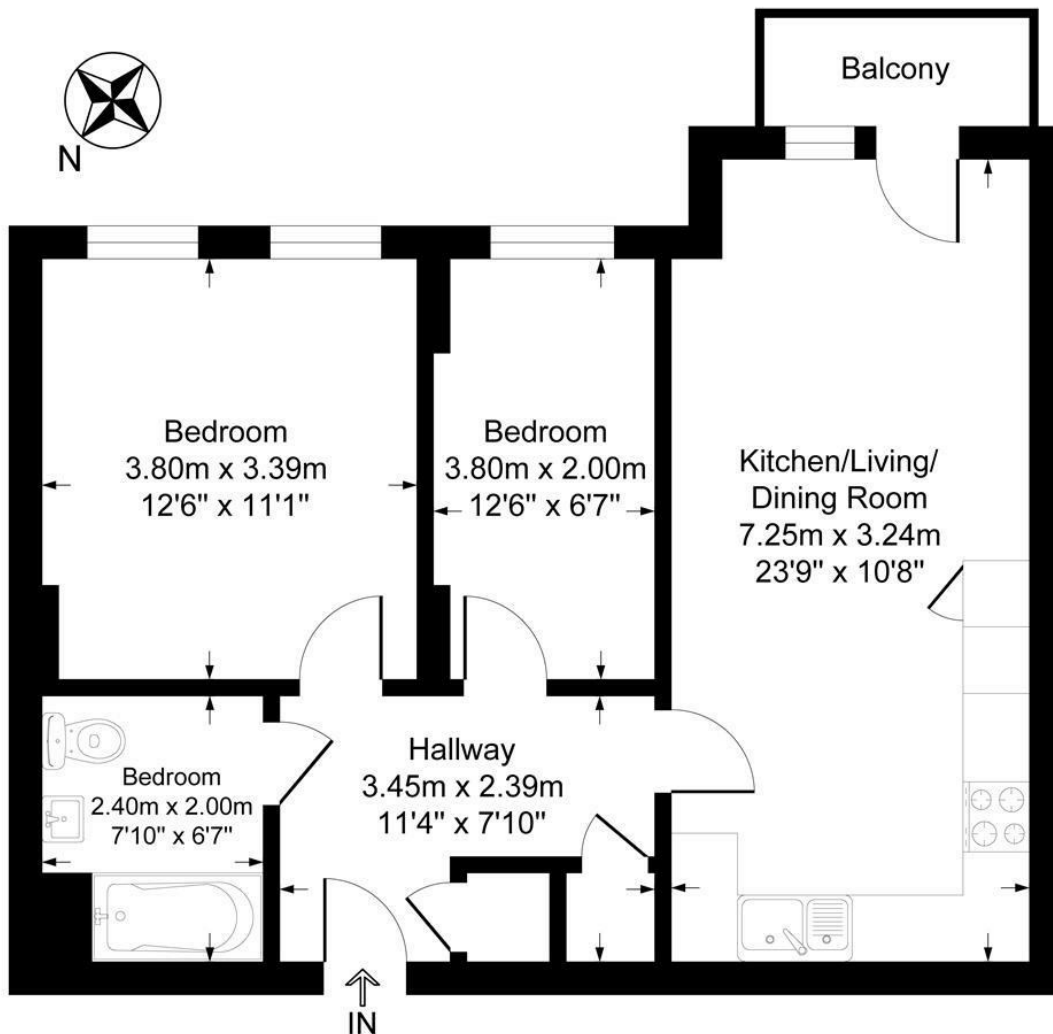
Ideally located just 0.3 miles from Pitsea C2C train station, the property provides excellent links into London, alongside easy access to the A13 for road commuters. A wide range of local amenities, including shops and services, are all within close proximity, making this a superbly practical and well-rounded home.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

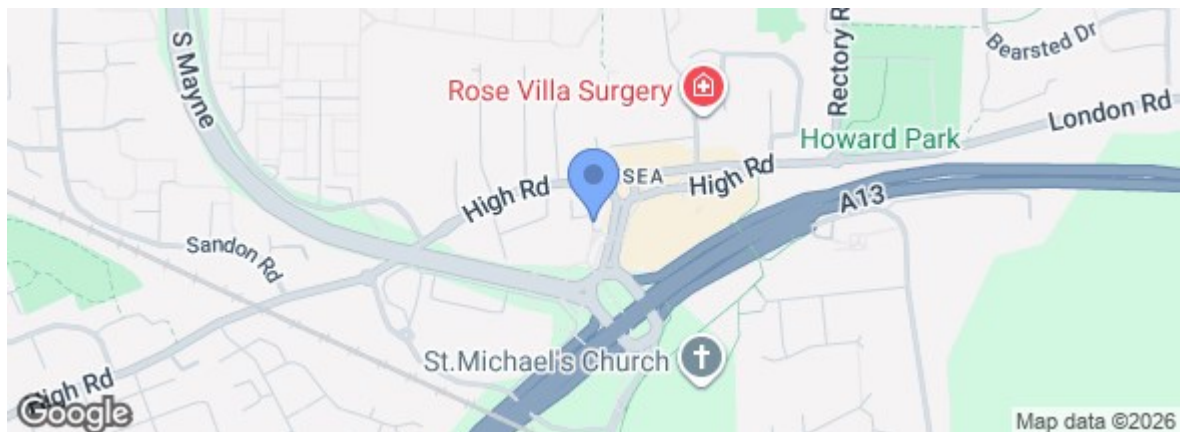


# Cleves Court

Approximate Gross Internal Floor Area = 56.4 sq m / 608 sq ft



Energy Efficiency Rating	
Current	Potential
77	87
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.