



**\*\*INVESTORS ONLY, TENANT IN SITU\*\***

Bear Estate Agents are absolutely thrilled to bring to the market this deceptively spacious two double bedroom first floor, (top floor) apartment which is situated within the highly sought-after area of Kingswood and positioned perfectly for the town centre and rail links direct into London.

- Communal Entrance Area With Stairs Leading To Own Front Door
- Kitchen 8' x 6'6
- Inner Hallway
- Bathroom Suite 6'7 x 5'4
- Great Condition Throughout Plus No Onward Chain
- Striking & Spacious Entrance Hall Complete With Two Large Storage Cupboards
- Lounge/Diner 13'3 x 12'9 With Balcony 11' x 3'3
- Master Bedroom 13'8 x 9'7 Plus Bedroom Two 9'9 x 8'10
- Lengthy 118 Year Lease
- Walking Distance To Basildon Town Centre & Rail Links Direct Into London

## Langleys

Basildon

**£230,000**



# Langleys



Internally the new owner will be welcomed into the communal entrance hall with stairs leading to your own front door.

Once through your own front door you will be greeted by the striking and spacious entrance hall complete with two large storage cupboards.

The smart kitchen suite measures 8' x 6'6 and provides ample worktop space and storage space.

Alongside the kitchen is the sizeable lounge come diner which measures a generous 13'3 x 12'9 and provides the perfect environment in which to both entertain and relax. You also have your own outside space off of the lounge come diner via the private balcony, 11' x 3'3 currently set up with a table and set of chairs.

There is an inner hallway with two further areas of storage and the inner hallway provides access to the two double bedrooms and the family bathroom suite.

The master bedroom measures 13'8 x 9'7 and sits alongside bedroom two which measures an equally pleasing 9'9 x 8'10.

Completing the living accommodation is the bathroom suite which measures 6'7 x 5'4 complete with W/C, washbasin, and bathtub with overhead shower.

Situated within the popular and incredibly family-friendly Kingswood location the property is just a very short walk from Basildon town centre and rail links direct into London. The location is as close to perfect as you could hope for with an abundance of amenities on your doorstep.

Being sold with a very long lease of 118 years internal viewings come strongly recommended as opportunities such as this truly are few and far between.

Leasehold - 118 Years Remaining  
Service Charge Including Buildings Insurance, Maintenance & Ground Rent £1,200 Per Year  
Council Tax Band A.  
Amount £1367.40

## **Communal Entrance Hall**

With Stairs Leading To First Floor & Own Front Door

## **Striking & Spacious Entrance Hall**

## **Two Storage Cupboards To Entrance Hall**

## **Kitchen**

8' x 6'6

## **Lounge/Diner**

13'3 x 12'9

## **Balcony**

11' x 3'3

## **Inner Hallway**

## **Master Bedroom**

13'8 x 9'7

## **Bedroom Two**

9'9 x 8'10

## **Bathroom Suite**

6'7 x 5'4

## **Lengthy 118 Year Lease**

## **Great Condition Throughout**

## **Popular & Family Friendly Location**

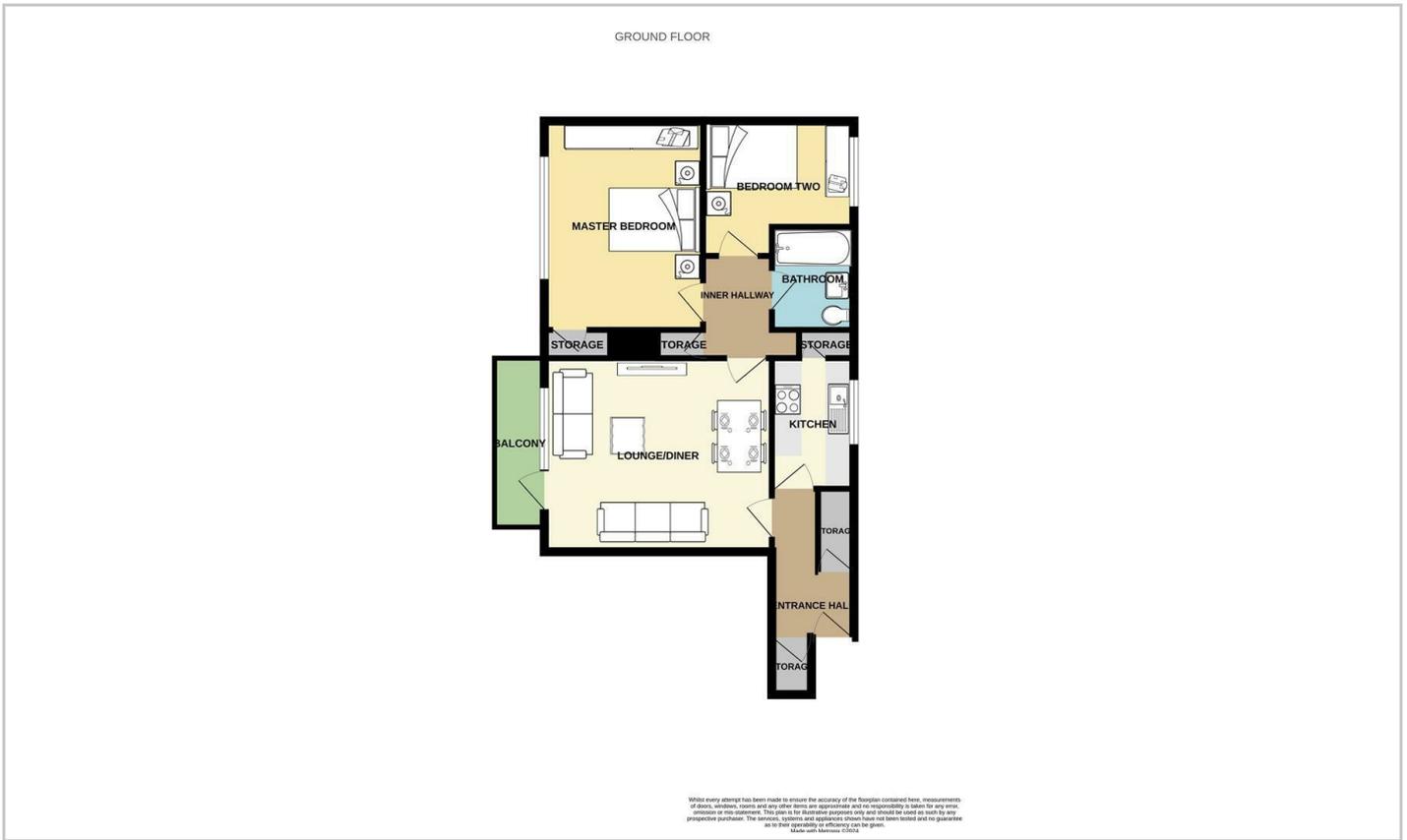
## **Walking Distance To Town Centre**

## **Walking Distance To Rail Links Into London**

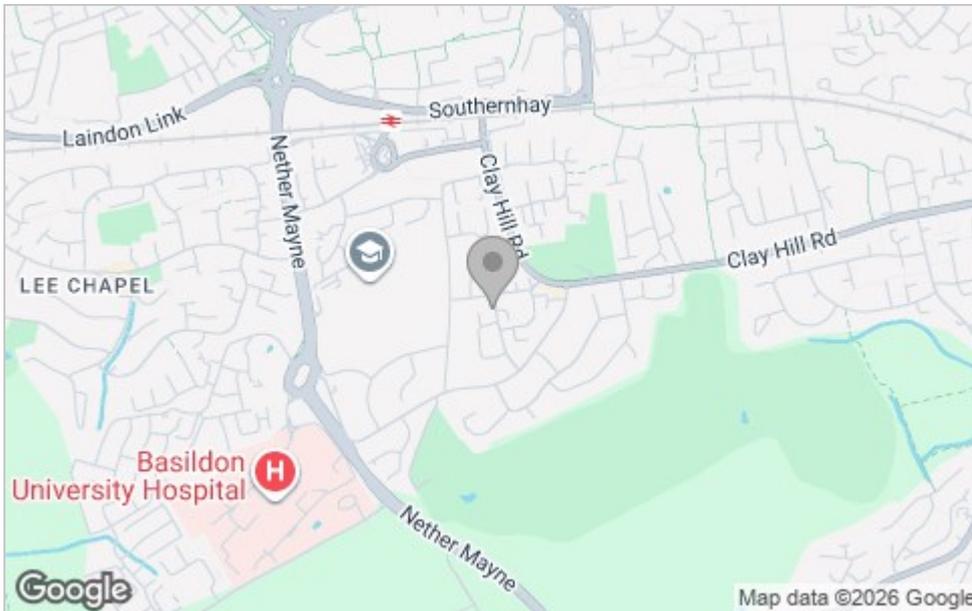
## **Investors Only.**



# 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.

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

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

