

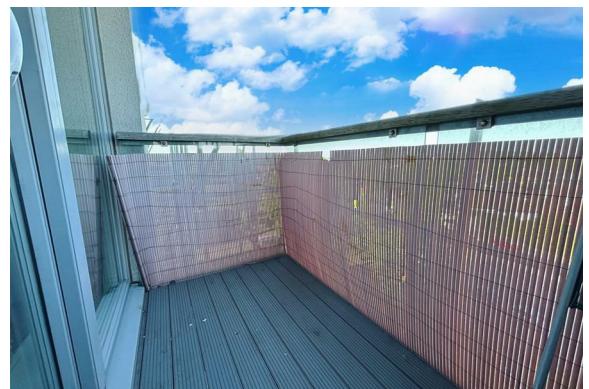


Station Lane, Basildon

Guide Price £200,000



- Well presented two bedroom 6th floor apartment
- Close to Pitsea railway station C2C line
- Near to Tesco Supermarket, A13/A130/A127 road links
- Gated underground allocated parking space
- Communal roof terrace and personal balcony
- Lift access
- Entrance via secure intercom entry, entrance hall, bathroom, two well proportioned bedrooms, open plan lounge/kitchen with access to balcony
- First time purchase or investment opportunity
- Approximate 112 year lease remaining



GUIDE PRICE - £200,000 - £240,000

Sixth-floor two-bedroom flat in Basildon, with open-plan lounge/kitchen, balcony, modern bathroom, and secure parking. Steps from Pitsea station, shops, and roof terrace—city convenience meets easy living.

Nestled in the heart of Basildon on Station Lane, this well-presented sixth-floor flat offers a delightful living experience for both first-time buyers and investors. Boasting two spacious bedrooms and a modern bathroom, this property is designed for comfort and convenience.

Upon entering, you are greeted by a secure intercom entry system leading to a welcoming entrance hall. The open-plan lounge and kitchen area is perfect for entertaining, with ample space and natural light flooding in. From here, you can step out onto your personal balcony, where you can enjoy a breath of fresh air and lovely views.

The flat is ideally located just a stone's throw from Pitsea railway station, providing easy access to the C2C line for those commuting to London or exploring the surrounding areas. For your everyday needs, Tesco supermarket is nearby, and the property benefits from excellent road links to the A13, A130, and A127, making travel straightforward.

Residents will appreciate the added luxury of a communal roof terrace, perfect for socialising or simply unwinding in the sun. The property also includes a gated underground allocated parking space, ensuring your vehicle is secure.

With approximately 112 years remaining on the lease, this flat presents a fantastic opportunity for anyone looking to make their first purchase or expand their investment portfolio. Don't miss the chance to own this charming apartment in a prime location.



THE SMALL PRINT:

Gated underground allocated parking space
Secure bike Shed
Lift access to all floors
Approximate 112 year lease remaining.
Monthly Ground Rent: £16.67
Monthly Service Charge: £175.72
Council Tax Band: C
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.

