



Bear Estate Agents are pleased to bring to the market this two bedroom first floor apartment, ideally positioned within the highly sought-after Noak Bridge area. Offering well-balanced accommodation, excellent transport links and the added benefits of an allocated parking space, car port with EV charger and recently updated boiler and consumer unit, this home is perfectly suited to first-time buyers, commuters and investors alike. The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Basildon Sporting Village and Festival Leisure Park are both within close proximity, whilst Basildon Railway Station is also nearby, providing direct links into London Fenchurch Street via the C2C rail service. For those travelling by car, the A127 is just a short drive away, offering convenient access into London and beyond

- Two-Bedroom First Floor Apartment
- Close Proximity to Basildon Railway Station
- Kitchen (8'1 x 8'6)
- Bedroom One (8'4 x 12'5)
- Allocated Parking Space and Car Port with EV Charging Point
- Highly Sought After Noak Bridge Location
- Entrance Hall with Storage Cupboard
- Spacious Lounge/Diner (11'8 x 17'7 Max)
- Bedroom Two (6'11 x 8'6)
- Communal Outdoor Space

Durban Lane

Basildon

£280,000

Offers In The Region Of



Durban Lane



Internally, the home begins with a welcoming entrance hall which benefits from a useful storage cupboard.

The kitchen measures 8'1 x 8'6 and offers ample cupboard and worktop space, creating a practical cooking environment with plenty of room for everyday food preparation.

The lounge/diner measures 11'8 x 17'7 at its maximum dimensions and provides a bright and spacious living area with ample room for both lounge and dining furniture, making it ideal for relaxing and entertaining alike.

Bedroom One measures 8'4 x 12'5 and is a well-proportioned double bedroom, comfortably accommodating a range of bedroom furniture.

Bedroom Two measures 6'11 x 8'6 and offers excellent versatility, making it ideal as a second bedroom, nursery, dressing room or home office.

The accommodation is completed by a three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin.

The property also benefits from a recently installed boiler and consumer unit, providing additional peace of mind for the next owner.

Externally, the apartment benefits from one allocated parking space to the front, together with a car port to the rear complete with an EV charging point. Residents also enjoy access to communal outdoor space.

Overall, this well-located apartment combines practical living accommodation, excellent parking provisions and a highly convenient location, making it an excellent opportunity for a wide range of buyers.

Leasehold: 85 Years Remaining
Ground Rent: £35 Per Annum
Service Charge: £120 PCM

Council Tax Band: B (£1670.13)

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Two-Bedroom First Floor Apartment

Highly Sought After Noak Bridge Location

Close to Shops Schools and Bus Routes

Close to Basildon Sporting Village

Close to Festival Leisure Park

Close Proximity to Basildon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A127

Entrance Hall with Storage Cupboard

Kitchen (8'1 x 8'6)

Spacious Lounge/Diner (11'8 x 17'7 Max)

Bedroom One (8'4 x 12'5)

Bedroom Two (6'11 x 8'6)

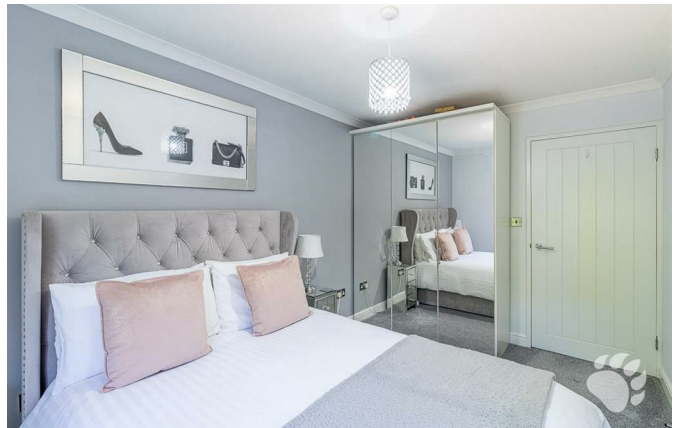
Three-Piece Bathroom Suite

Recently Installed Boiler and Consumer Unit

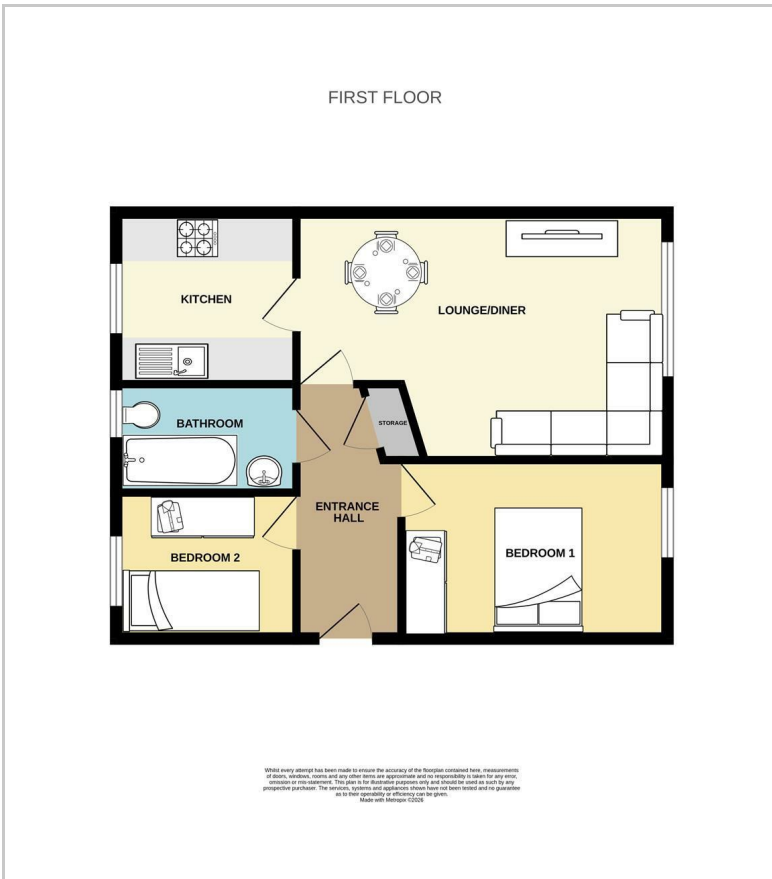
Allocated Parking Space

Car Port with EV Charging Point

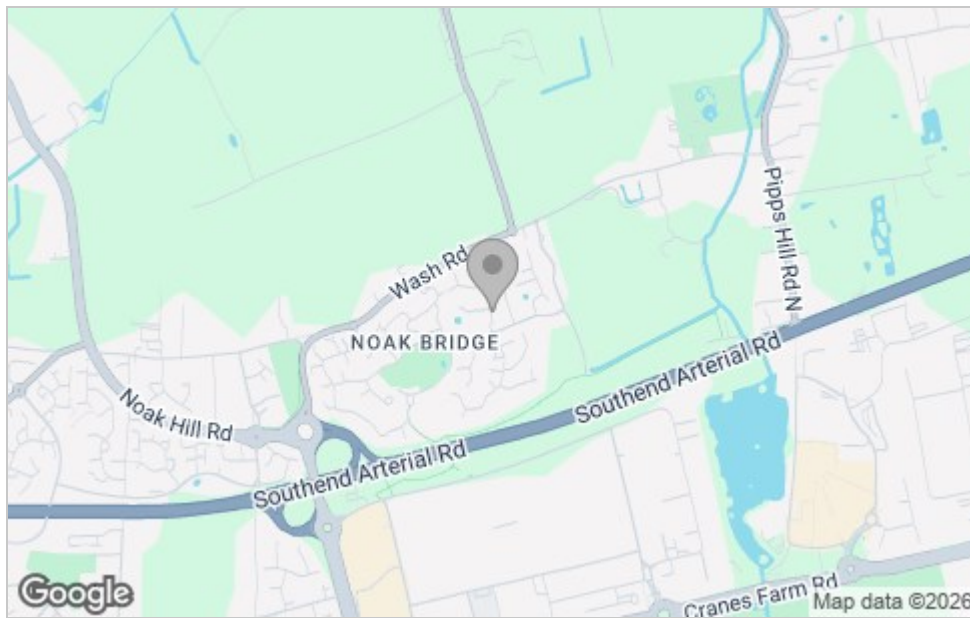
Communal Outdoor Space



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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |