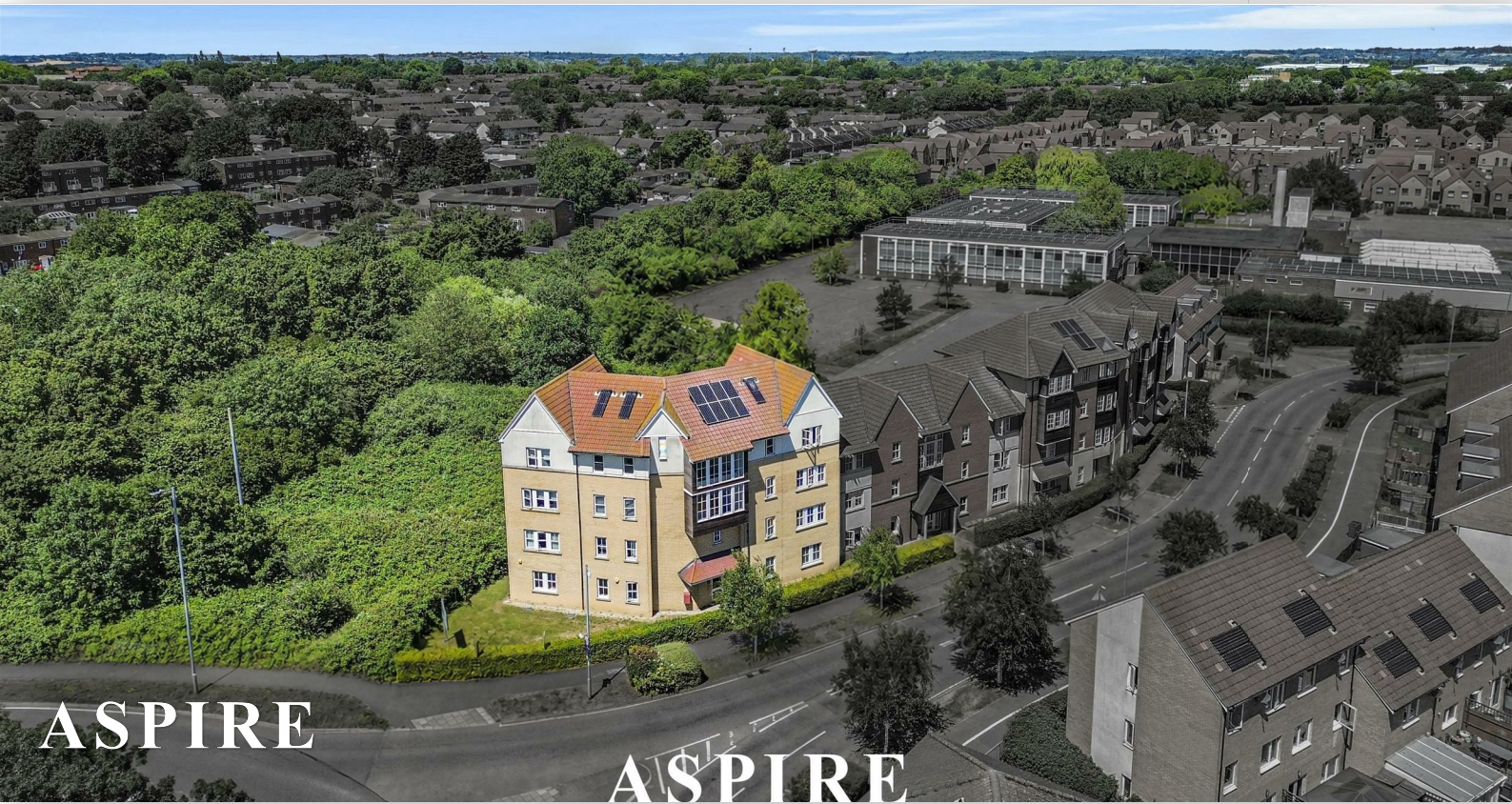


To arrange a viewing contact us
today on 01268 777400



ASPIRE

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Churchill Avenue, Basildon Offers in the region of £225,000

Aspire Basildon are delighted to bring to the market this exceptional two double-bedroom ground floor apartment, presented in genuine show-home condition and finished to an outstanding standard throughout. Having been extensively upgraded by the current owners, this beautifully appointed home offers contemporary living with an impressive level of style, comfort, and practicality. The property also benefits from an impressive lease with approximately 983 years remaining.

The welcoming entrance hall provides access to a useful utility/storage cupboard and leads into the heart of the home. The spacious open-plan living, dining and kitchen area has been thoughtfully designed to create a light and sociable space, featuring a stunning designer Blum kitchen with a range of integrated appliances, quality worktops and sleek cabinetry. Contemporary flooring, modern radiators and carefully selected lighting complete this luxurious living environment.

The principal bedroom is generously proportioned and benefits from fitted wardrobes together with a stylish en-suite shower room. The second bedroom is another excellent-sized double, making it ideal for guests, family or those working from home. A beautifully finished family bathroom features a modern white suite with a shower over the bath.

Further enhancements include a recently installed combi boiler (2025), full double glazing, an upgraded air filtration system, fitted blinds, USB power sockets and a security alarm, ensuring the property is both energy efficient and ready to move straight into.

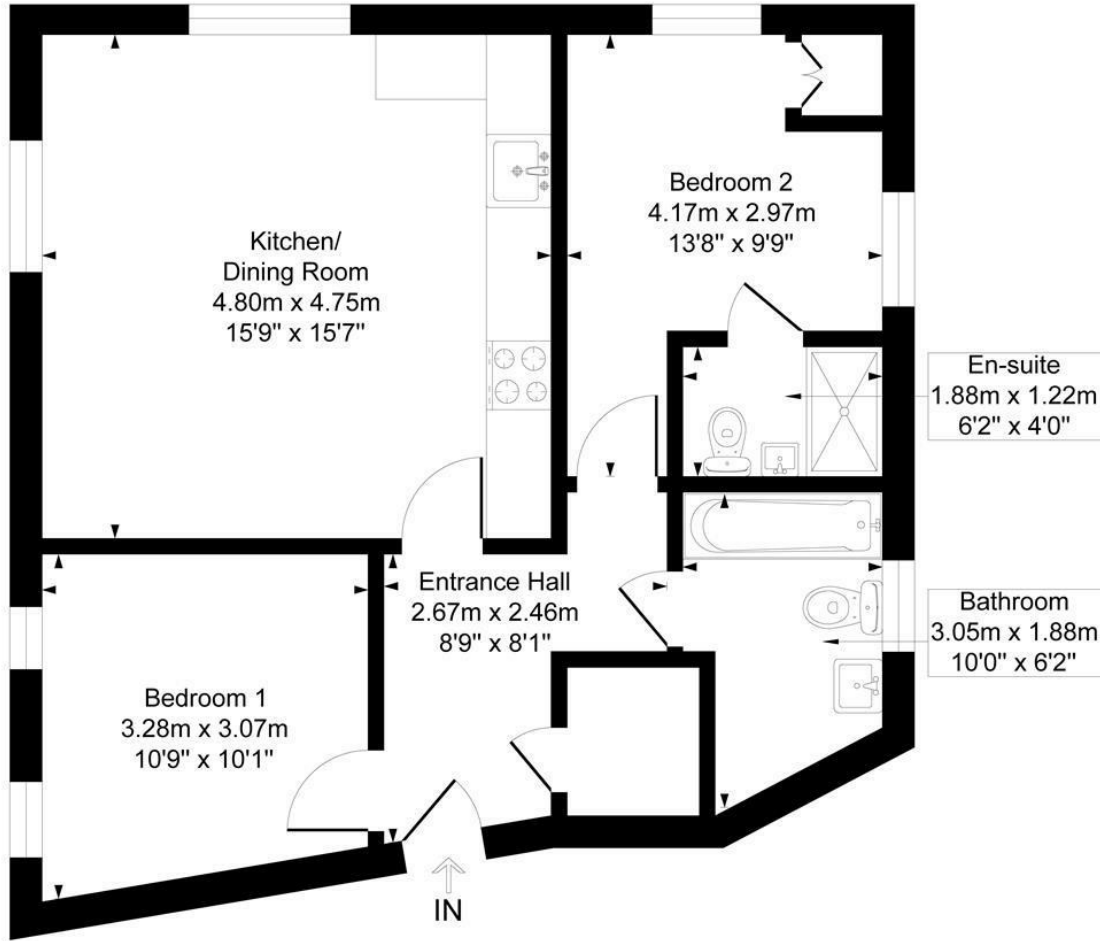
Externally, residents enjoy secure entry, allocated parking, well-maintained communal gardens and immaculate communal areas. Ideally situated within easy reach of the A127 and A13, this superb apartment offers excellent transport links whilst remaining conveniently close to local amenities.

An internal viewing is highly recommended to fully appreciate the exceptional finish and quality this stunning home has to offer.

www.aspireestateagents.co.uk

Churchill Avenue

Approximate Gross Internal Floor Area = 59.6 sq m / 642 sq ft



Ground Floor

Energy Efficiency Rating	
Current	Potential
83	91
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 (CO ₂) Rating	
Current	Potential
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	



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.