



**Guide Price**  
**£195,000**

**Leasehold**

2x  1x  1x 

**Menzies Avenue,  
Basildon, Essex, SS15**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Spacious ground floor flat with brand new modern kitchen and bathroom
- Property being sold chain free
- Recently renewed lease with 146 years remaining
- Lovely communal gardens and plenty of communal parking
- Garage

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 8'6 x 7'2 (2.59m x 2.19m)

Lounge/Dining Room : 15'4 x 9'6 (4.68m x 2.90m)

Bedroom 1: 12'2 x 9'6 (3.71m x 2.90m)

Bedroom 2: 12'3 x 7'3 (3.74m x 2.21m)

Bathroom

### OUTSIDE

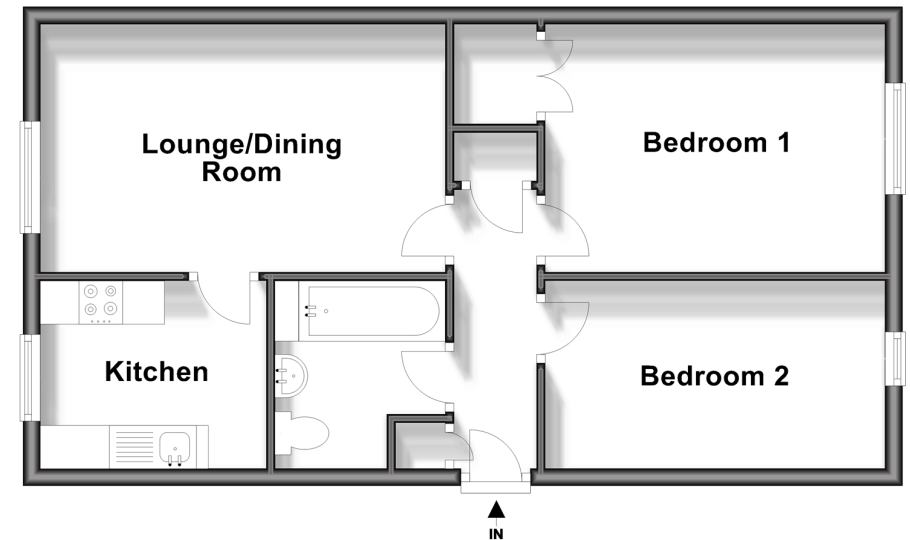
Communal Parking

Communal Garden

Garage

## Ground Floor

Approx. 49.9 sq. metres (537.4 sq. feet)



**Call Basildon - 01268 293993 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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