

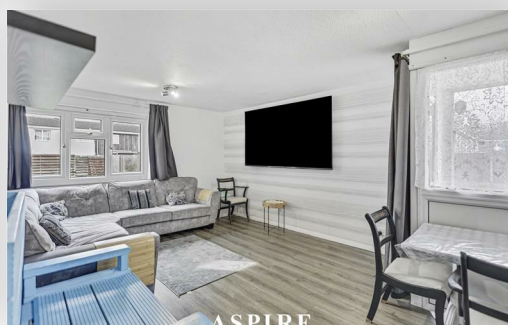
To arrange a viewing contact us  
today on 01268 777400



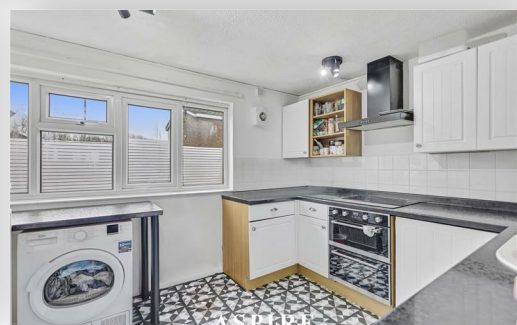
ASPIRE



ASPIRE



ASPIRE



ASPIRE

## Rose Acre, Basildon Guide price £200,000

Aspire Estate Agents are delighted to present this beautifully maintained and exceptionally spacious two double bedroom ground floor apartment, positioned within a quiet and family-friendly location, just a short distance from the town centre and mainline rail links offering direct access into London. Guide Price £200,000 - £230,000

The property welcomes you with a striking and generously sized entrance hall, complete with a large walk-in storage cupboard, providing excellent practicality from the moment you step inside. Both bedrooms are well-proportioned doubles, with the master bedroom measuring 13'4 x 8'6, while the second bedroom, an impressive 13'4 x 9', benefits from fitted wardrobes.

The standout living room spans an impressive 18'6 x 11'5, offering a bright and airy dual-aspect layout, ideal for both relaxing and entertaining, with direct access onto the communal gardens. The kitchen/diner is equally spacious at 11'2 x 9'5, featuring ample worktop space and room for dining.

The accommodation is completed by a well-kept bathroom suite alongside a separate W/C, adding further convenience.

Externally, the property enjoys access to well-maintained communal gardens, a wealth of communal parking, and the added benefit of a private brick-built storage shed.

Further advantages include a lengthy 115-year lease and low associated charges, making this an ideal first-time purchase or investment opportunity.

Situated within walking distance of local shops, amenities, and excellent transport links into London, this property offers both comfort and convenience in equal measure.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Ground Floor Two Double Bedroom Apartment -

Striking & Spacious Entrance Hall -

Walk-In Storage Cupboard - 1.55m x 1.14m (5'1 x 3'9) -

Master Bedroom - 4.06m x 2.59m (13'4 x 8'6) -

Bedroom Two - 4.06m x 2.74m (13'4 x 9') -

Bathroom Suite - 1.88m x 1.37m (6'2 x 4'6) -

Separate W/C - 1.57m x 0.91m (5'2 x 3') -

Living Room - 5.64m x 3.48m (18'6 x 11'5) -

Kitchen/Diner - 3.40m x 2.87m (11'2 x 9'5) -

Communal Garden Area -

Allocated Brick Built Storage Shed -

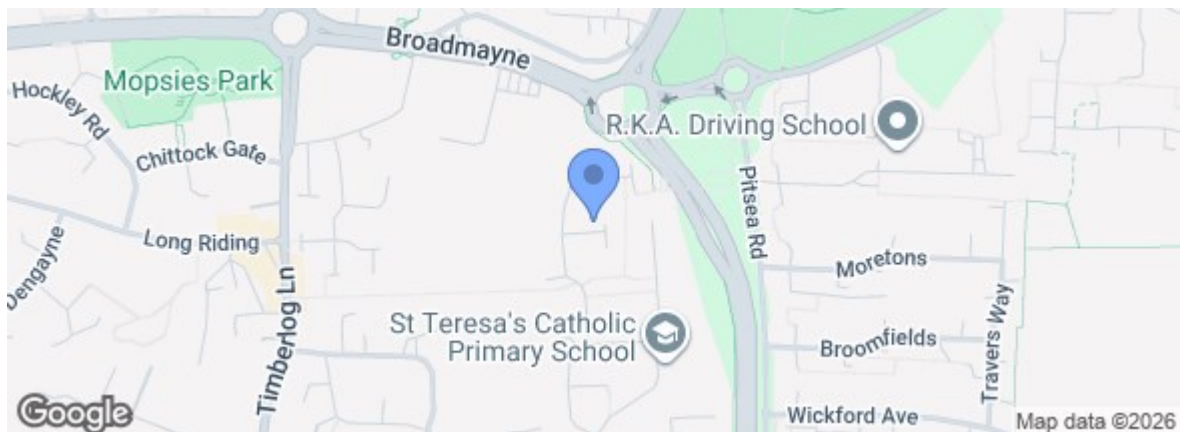
Wealth Of Communal Parking -

Lengthy Lease -

Walking Distance To Local Shops -



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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.