



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Copperfields, Basildon



Morgan Brookes believe – This fantastic split level maisonette boasts a living room with dining space and kitchen on the ground floor, one double bedroom and bathroom on the first floor, there is allocated parking for two vehicles, it's positioned within catchment of The James Hornsby School in a sought after Laindon location within close proximity of Laindon station and Basildon town centre.

Key Features

- Available from August!
- One Double Bedroom.
- Allocated Parking For Two Vehicles.
- Split Level Maisonette.
- Living Room With Dining Space & Kitchen.
- Sought After Laindon Location.
- Easy Access to A127 and Convenient Transport Links.

**Monthly Rental Of
£950**

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morganbrookes.co.uk

Copperfields, Basildon

Entrance

Double glazed panelled door leading to:

Living Room

15' 6" x 13' 6" (4.72m x 4.11m)

Double glazed bay window to side aspect, stairs leading to first floor accommodation, radiator, smooth ceiling, carpet flooring, opens to:

Kitchen

7' 1" x 5' 9" (2.16m x 1.75m)

Double glazed window to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer, induction hob incorporating extractor fan over, integrated oven, space & plumbing for appliances.

First Floor Landing

Door leading to:

Bedroom

16' 4" x 7' 9" (4.97m x 2.36m)

Double glazed windows to side aspect, fitted wardrobes, radiator, ac water tank, smooth ceiling incorporating loft access, carpet flooring.

Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

Double glazed window to side aspect, panelled bath, raised shower system, wash hand basin, low level W/C, tiled walls, smooth ceiling, tiled flooring.

Front Of Property

Allocated parking spaces.

Additional Information

Deposit £1096.15

Holding Deposit £219.23

Included bills/services: None

Additional Charges: None

Services Connected: Electricity, Water, Mains Drainage

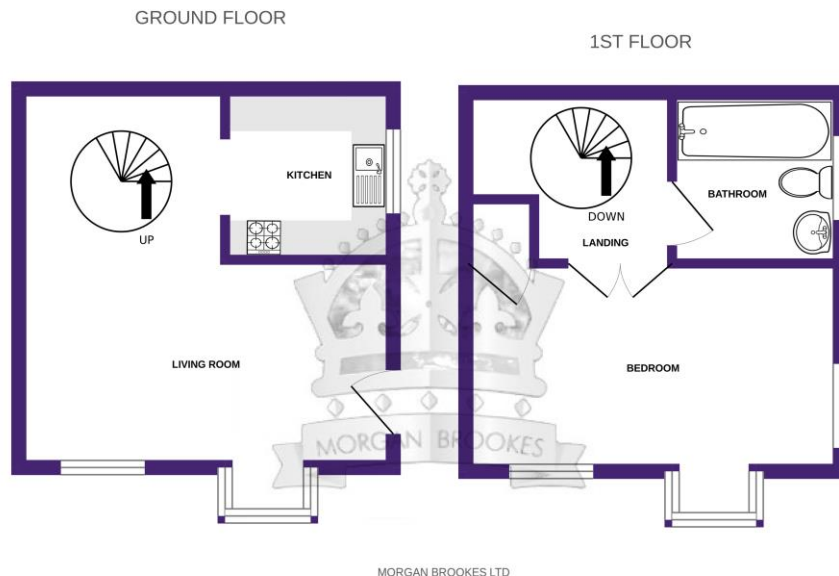
Heating type: Electric Heating

Broadband Availability: Standard / Superfast / Ultrafast broadband available

Tenancy Type: Assured Periodic Tenancy

EPC Rating: E

Restrictions: No smoking permitted inside the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information

Basildon Borough Council

Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.