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# DANIEL ISMAIL

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# The Icon, Basildon

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This modern two-bedroom apartment offers an excellent opportunity for first-time buyers or those looking to step onto the property ladder, combining contemporary living with a highly convenient and well-connected location. Set within a well-maintained development, the property is ideal for professionals, couples, or small families seeking a stylish home close to transport links and local amenities. The apartment is well-presented throughout and designed to maximise both space and natural light, creating a comfortable and practical living environment.

Situated on the fourth floor, the apartment benefits from a bright and spacious open-plan living and kitchen area, complete with integrated appliances, making it ideal for both relaxing and entertaining. The property features two well-proportioned double bedrooms, along with an entrance hall that includes two useful storage cupboards.

Residents can enjoy a range of on-site amenities, including a concierge service, two lifts, attractive communal gardens, a communal bike store, and secure allocated parking. The building also offers added security with a video entry phone system for peace of mind.

Location is a key highlight, with Basildon train station just within 0.1 miles away, providing direct access via the C2C line to Fenchurch Street. The nearby bus station also offers excellent transport links, including convenient routes to Lakeside Shopping Centre. Basildon town centre is right on your doorstep, offering a wide range of high street shops, restaurants, a cinema, and the Eastgate Shopping Centre. For families, the property is well-positioned close to local schools, including Woodlands Secondary School (approximately 0.32 miles) and Kingswood Primary School and Nursery (approximately 0.37 miles).

Additionally, the property offers easy access to major road links, including the A13 and A127, making it ideal for commuters.

Overall, this well-presented apartment offers modern living, excellent transport connections, and fantastic local amenities, making it a highly desirable home.

AGENT NOTE

30% SHARED OWNERSHIP

AVAILABLE TO PURCHASE FULL MARKET VALUE FROM: £245,000

LEASE: 105 YEARS

SERVICE CHARGE AND GROUND RENT £300.52 PCM

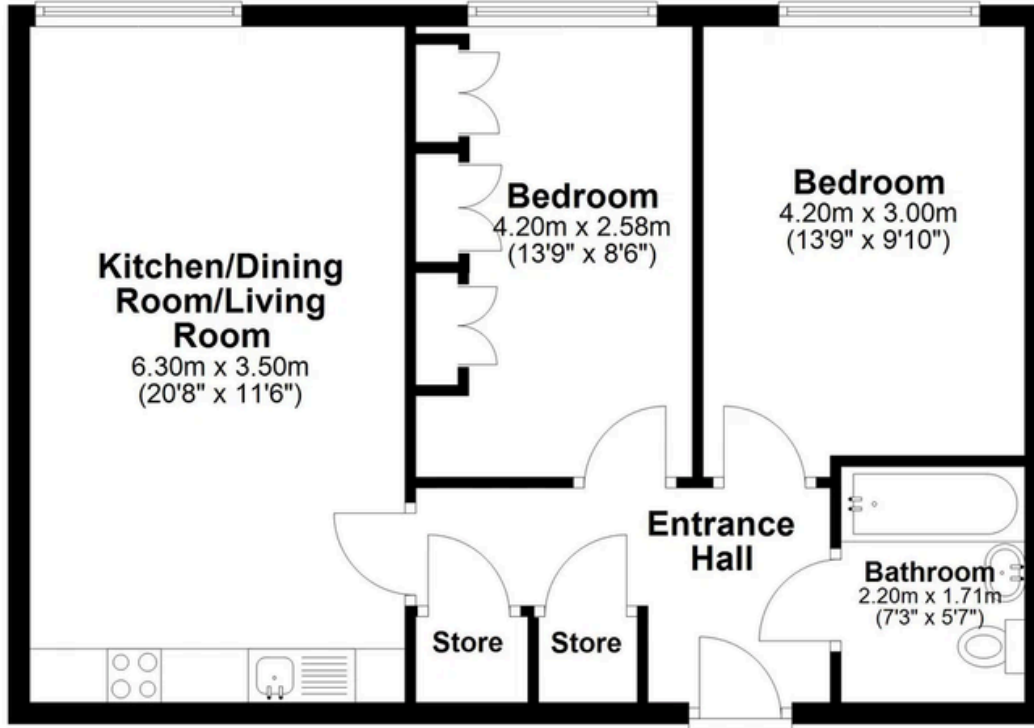
SHARED RENT £467.30 PCM

- TWO BEDROOM APARTMENT
- LOCATED ON THE FOURTH FLOOR WITH LIFT ACCESS
- COVERING 629 SQ FT OF LIVING SPACE)
- OPEN PLAN LIVING/KITCHEN AREA
- CONCIERGE SERVICE
- ONE ALLOCATED CAR PARK SPACE
- COMMUNAL GARDEN
- WITHIN 0.1 MILES FROM BASILDON TRAIN STATION
- APARTMENT FACES BASILDON TOWN CENTRE
- COUNCIL TAX BAND C



### Fourth Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total area: approx. 58.5 sq. metres (629.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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### The Icon

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