



Falstones, Basildon

Guide Price £160,000



- **Stylish First Floor Flat** – Beautifully presented one bedroom home combining contemporary interiors, practical touches and bright, well-proportioned accommodation.
- **Impressive Open Plan Living** – A wonderfully bright and airy lounge, kitchen and dining space offering plenty of room to relax, dine and entertain in style.
- **Stunning Contemporary Kitchen** – Beautifully appointed kitchen complete with a sociable breakfast bar, creating the perfect spot for morning coffee or casual dining.
- **Feature Acoustic Wood Panelling** – Eye-catching acoustic wood panelling adds warmth, texture and a distinctly modern designer finish to the main living space.
- **Beautiful Bathroom** – Stylish bathroom appointed in 2023, offering a fresh, contemporary finish and adding another touch of quality to this impressive home.
- **Good Size Bedroom** – A comfortable and well-proportioned bedroom providing a relaxing retreat with plenty of scope for wardrobes and additional furniture.
- **Storage, Storage & More Storage** – The welcoming entrance hallway boasts an abundance of useful storage cupboards, helping to keep everyday clutter firmly out of sight.
- **Bonus Laundry/Storage Room** – A useful additional room provides the perfect home for laundry appliances, household essentials or simply that all-important extra storage.
- **Parking Facilities** – The property benefits from convenient parking facilities positioned to the front, adding another practical advantage to this stylish apartment.
- **Long Lease Remaining** – Offered with approximately 114 years remaining on the lease, making this an attractive proposition for first-time buyers, home movers and investors.



GUIDE PRICE - £160,000 - £180,000

Falstones, Basildon | One Bedroom First Floor Flat | 114 Year Lease

Good looks, clever storage and a kitchen that deserves more than a microwave meal.

This beautifully presented one bedroom first floor flat in Falstones has been thoughtfully styled to create a home that feels every bit as good as it looks.

Step inside and you're welcomed by an inviting entrance hallway with an abundance of storage cupboards — because however minimalist the aesthetic, we all need somewhere to hide the vacuum cleaner.

The real showstopper is the bright and airy open plan lounge, kitchen and dining space. Generously proportioned and made for modern living, it features stylish acoustic wood panelling which brings warmth, texture and just the right amount of interior-design credentials.

Then there's the kitchen. Sleek, contemporary and finished with a breakfast bar that's equally suited to morning coffee, dinner for two or opening the laptop and pretending you're not working from the kitchen.

The good size bedroom provides a calm and comfortable retreat, while the beautiful bathroom, appointed in 2023, is fresh, stylish and reassuringly up to date.

There's also a useful additional room which works brilliantly as a dedicated laundry room or extra storage space — not necessarily the glamorous bit, but quite possibly the room you'll wonder how you ever lived without.

Parking facilities can be found to the front, while a long lease with approximately 114 years remaining adds another very welcome tick to the list.

Stylish without trying too hard, practical in all the right places and ready for its next owner.

The highlights: one bedroom, first floor, fabulous open plan living, stunning kitchen with breakfast bar, acoustic wood panelling, 2023 bathroom, excellent storage, separate laundry/storage room, parking and approximately 114 years remaining on the lease.

Falstones is calling. We'd suggest answering.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/152-falstones-basildon-ss15-5dj/5603218>

Annual Service Charge: £966.27 including Building Insurance and Ground Rent

Length of Lease: 114 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



