



NO ONWARD CHAIN! GUIDE PRICE £220,000 - £230,000. Bear Estate Agents are thrilled to bring to the market this incredibly neat, TWO bedroom GROUND FLOOR apartment on a highly desirable road situated between Lee Chapel North & Noak Bridge. Czarina Rise is a pleasant road with a much newer feel than the surrounding area. This flat is within walk distance of local schools, popular bus routes and the vast array of shops and service located at Pipp's Hill Retail Park, including food outlets, supermarket and much more! The nearest railway station is Laindon Railway Station, which is a 1.6 mile walk away, conveniently providing access to London Fenchurch Street. There are also fantastic road links with the A127 and A13 being a short drive in each direction.

- NO ONWARD CHAIN!
- Lounge/Diner (10'4 x 15'3)
- Bedroom 1 (13'7 x 9'11)
- Three-Piece Family Bathroom
- Allocated Parking Space
- Ground Floor Flat
- Kitchen (12'6 x 6'8)
- Bedroom 2 (8'3 x 7'9)
- Ample Storage
- Lease Length: 975 years

Czarina Rise

Basildon

£220,000

Guide Price



Czarina Rise



The flat begins with a security access door which leads to the communal hallway and the front door for this home. Once through the front door, you are greeted by a welcoming entrance hall which adjoins a large storage cupboard and provides access to all other rooms. The lounge/kitchen/diner is easy to distinguish between the lounge/diner and the kitchen, with each area measuring 10'4 x 15'3 and 12'6 x 6'8 respectively. The kitchen offers modern units and ample surface and cupboard space. Bedroom 1 measures 13'7 x 9'11 and benefits from an adjoining storage cupboard, with bedroom 2 measuring 8'3 x 7'9. The family bathroom is a three-piece suite which measures 6'6 x 6'11 with shower over bath, toilet and sink.

The property on one side is elevated above road level and offer fantastic views! The property is also sold with two allocated parking spaces and there is plenty of on-street parking available for visitors.

These home are immensely popular and sold with long leases so call us today to organise a viewing and see all of the benefits first hand!

Council Tax Band: C (£1908.72)
Lease Length: 975 years
Service Charges: £159.50 PCM

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

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GUIDE PRICE £220,000 - £230,000

Ground Floor Flat

Entrance Hall

Lounge/Diner (10'4 x 15'3)

Kitchen (12'6 x 6'8)

Bedroom 1 (13'7 x 9'11)

Bedroom 2 (8'3 x 7'9)

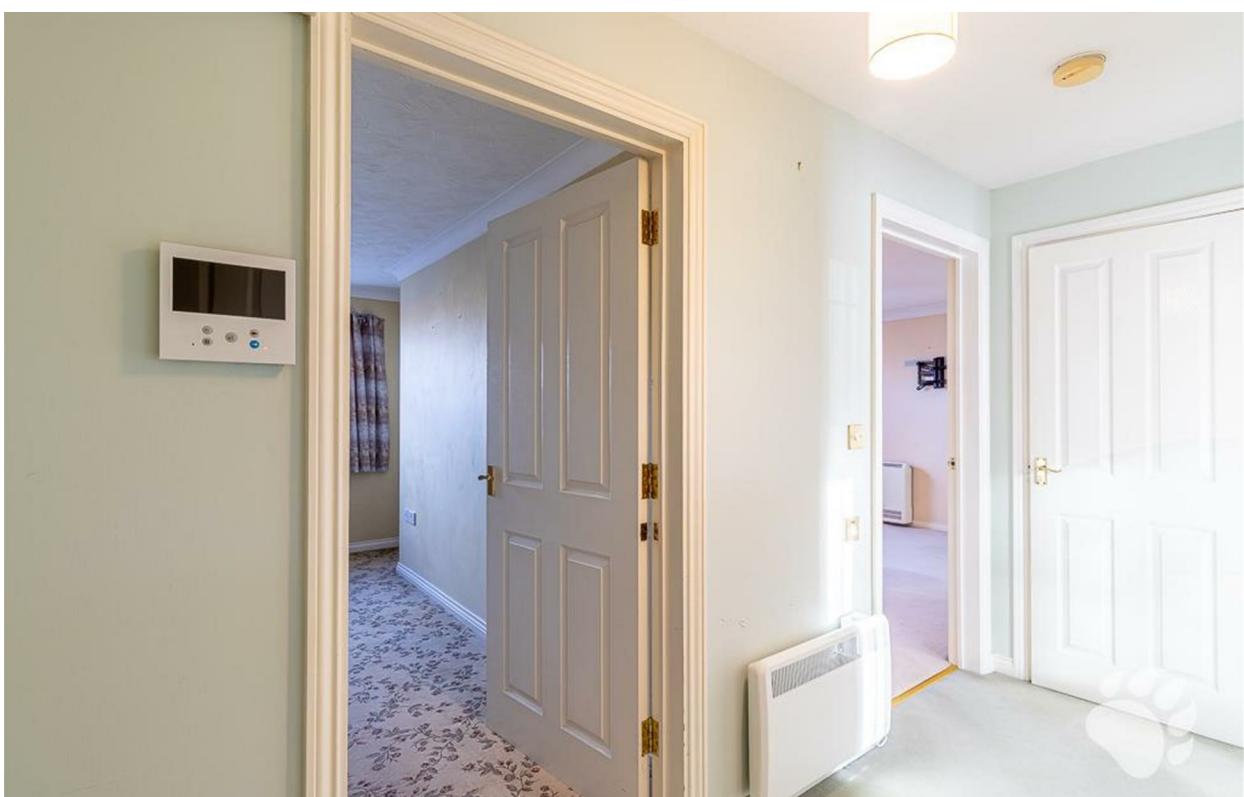
Three-Piece Family Bathroom

Ample Storage

Two Allocated Parking Spaces

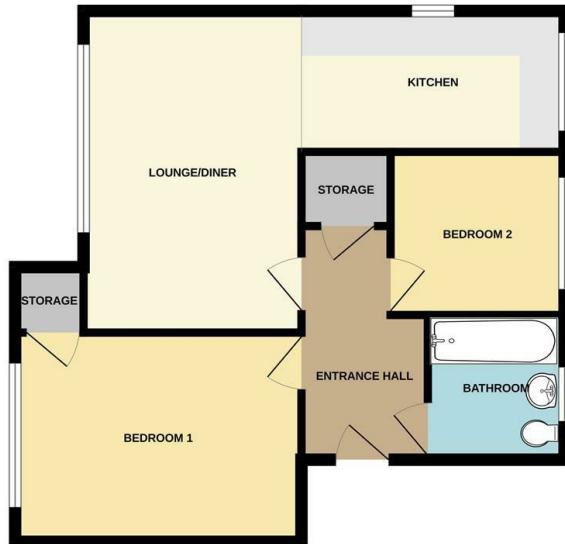
Lease Length: 975 years

Service Charges: £159.50 per month



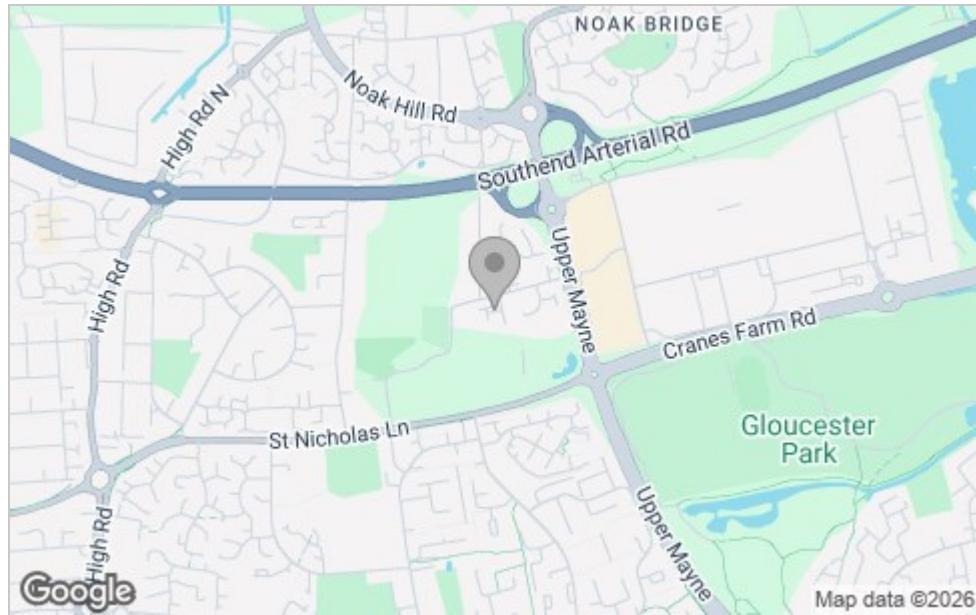
Floor Plan

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the room plan contained here, measurements of doors, windows and other features are approximate and the room plan 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.

Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating

Rating	Current Score	Potential Score
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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