bear
Estate Agents



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this two bedroom second-floor flat, occupying the top floor of the building and situated within the highly sought-after Langdon Hills area. Presented in good condition throughout, the property offers well-proportioned accommodation alongside allocated parking and an attractive setting with greenery and a pond positioned to the rear.

The property is conveniently located close to local shops, well-regarded schools and popular bus routes, whilst Tesco Superstore is approximately 0.4 miles away for everyday amenities. Laindon Railway Station is approximately 1.4 miles away, providing direct links into London Fenchurch Street via the C2C rail service. Both the A13 and A127 are within a short drive, offering convenient road connections towards London, Southend and the surrounding areas.

- NO ONWARD CHAIN
- 1.4 Miles to Laindon Railway Station
- Kitchen (8'2 x 8'2 Max)
- Bedroom Two (10'0 x 7'3)
- Allocated Parking Space and Visitor Bays
- Two-Bedroom Top-Floor Flat in Langdon Hills
- Lounge/Diner (14'10 x 14'8 Max)
- Bedroom One (10'10 x 11'2)
- Three-Piece Bathroom Suite
- Greenery and Pond to Rear

Forest Glade

Basildon

£225,000

Offers In Excess Of

2 1 1 C

Forest Glade









Internally, the accommodation begins with an entrance hall, which benefits from a useful airing cupboard and provides access to the remaining rooms.

The lounge/diner measures 14'10 x 14'8 at its maximum dimensions and provides a generous main reception space with ample room for both lounge and dining furniture. Two windows allow plenty of natural light into the room, creating a bright and comfortable space for relaxing and entertaining.

The kitchen measures 8'2 x 8'2 at its maximum dimensions and provides an abundance of cupboard and worktop space, offering plenty of practical storage and preparation space for everyday use.

Bedroom One measures 10'10 x 11'2 and forms a well-proportioned double bedroom with ample room for a range of bedroom furniture.

Bedroom Two measures 10'0 x 7'3 and provides versatile additional accommodation, suitable as a second bedroom, guest room or dedicated home office.

The internal accommodation is completed by a three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin.

The property further benefits from a boiler which was replaced approximately four years ago, providing an additional practical benefit for the next owner.

Externally, the property benefits from one allocated parking space positioned to the front, whilst additional visitor parking bays are available within the car park.

To the rear of the development is an attractive area of established greenery and a pond, providing a pleasant outlook and enhancing the overall setting of the property.

Overall, this well-presented top-floor flat combines comfortable accommodation with allocated parking and an attractive Langdon Hills setting. Offered with NO ONWARD CHAIN, and with excellent access to everyday amenities, transport connections and surrounding green space, the property represents a great opportunity for first-time buyers, downsizers and investors alike.

Agent Note: Some photos have been virtually staged for illustration purposes.

Leasehold
95 Years Remaining
Ground Rent: £200 PA
Service Charge: £127 PCM

Council Tax Band: C (£1908.72)

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN

Two-Bedroom Top-Floor Flat

Highly Sought-After Langdon Hills Location

Good Condition Throughout

Tesco Superstore 0.4 Miles Away

1.4 Miles to Laindon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A13 and A127

Lounge/Diner (14'10 x 14'8 Max)

Kitchen (8'2 x 8'2 Max)

Bedroom One (10'10 x 11'2)

Bedroom Two (10'0 x 7'3)

Three-Piece Bathroom Suite

Allocated Parking Space

Additional Visitor Parking Bays

Greenery and Pond to Rear









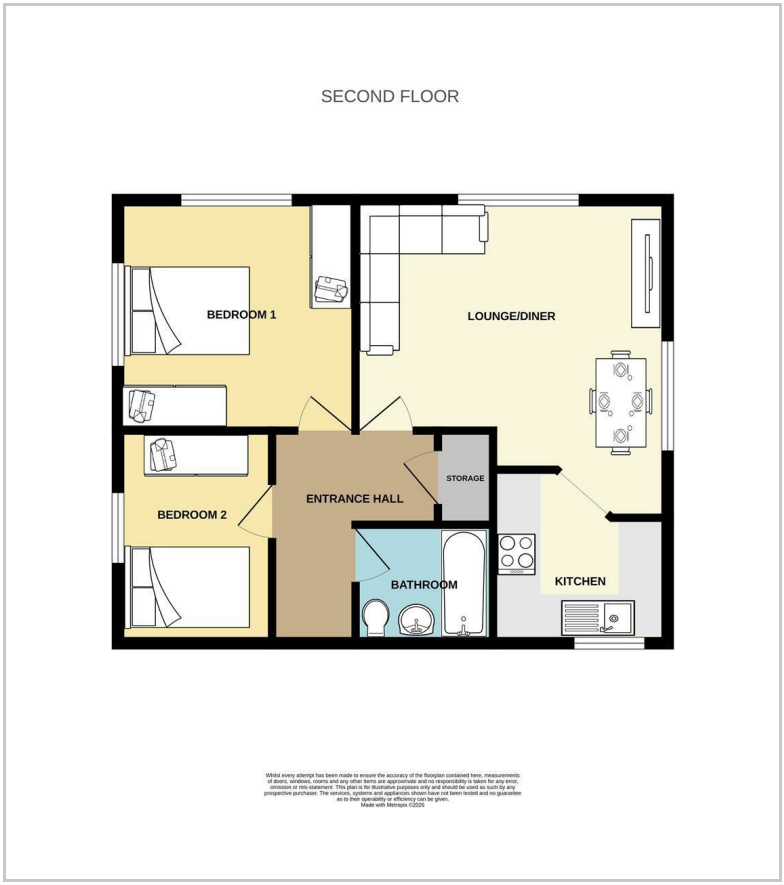








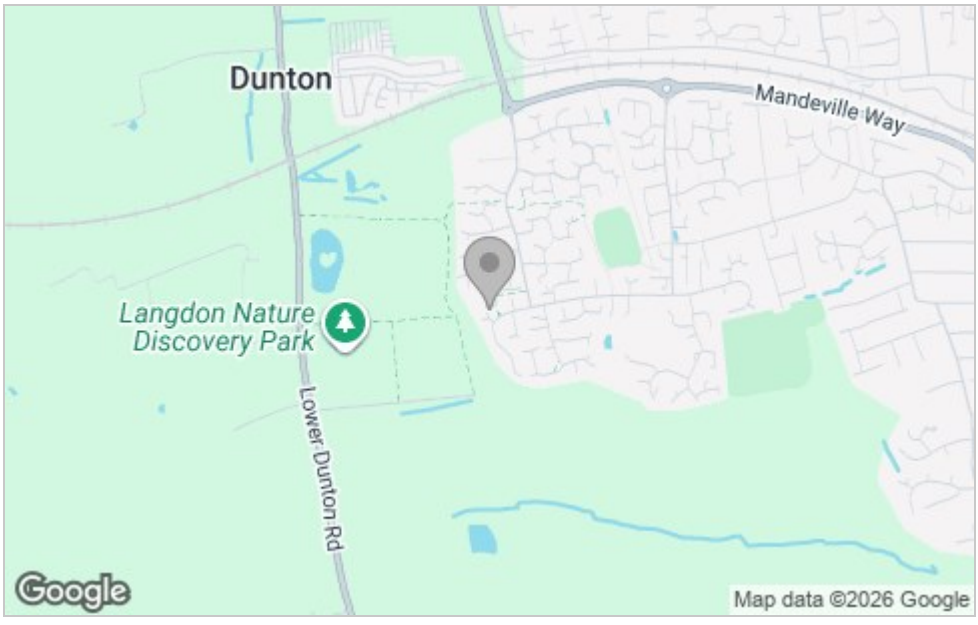
Floor Plan



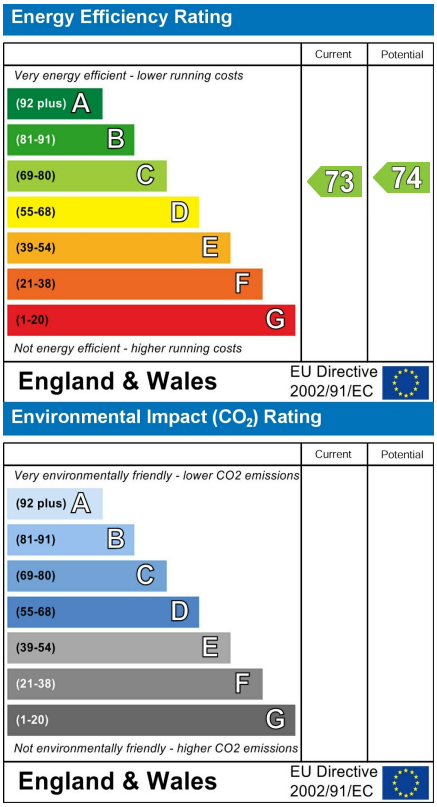




Area Map



Energy Efficiency Graph



Viewing

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

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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