



Pattiswick Square, Basildon

Guide Price £210,000



- Two bedroom split-level flat offering the feel of a house with the convenience of apartment living
- Generously proportioned living space spread across two floors, creating a spacious and flexible layout
- Inviting entrance hallway providing a welcoming introduction to the property
- Lovely sized lounge/diner with access to a private balcony, perfect for relaxing or entertaining
- Modern kitchen fitted with contemporary units and ample workspace for day-to-day living
- Two good-sized double bedrooms, providing comfort and versatility for families or home working
- Family bathroom with modern fixtures and fittings, conveniently located on the upper floor
- Split-level layout offering a unique home-like feel not often found in flats
- Long lease of 99 years remaining, providing peace of mind and security for the next owner
- Ideal location in Pattiswick Square, Basildon, close to local amenities, transport links, and green spaces



GUIDE PRICE: £210,000 - £230,000

A fantastic opportunity to acquire a two bedroom split-level flat in the popular Pattiswick Square, Basildon, offering a unique house-like feel with generously proportioned living space spread across two floors. Perfect for first-time buyers or those seeking a modern, flexible home.

The accommodation comprises an inviting entrance hallway leading to a lovely sized lounge/diner which opens onto a private balcony, ideal for relaxing or enjoying alfresco dining. A modern kitchen completes the ground floor, providing a practical and stylish space for day-to-day living.

Upstairs, the property offers two good-sized double bedrooms and a family bathroom, all thoughtfully arranged to maximise comfort and privacy.

Further benefits include a long lease of 99 years remaining, providing peace of mind and security for the next owner. With its split-level layout, excellent living space, and convenient location, this property delivers a rare combination of practicality and style.



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THE SMALL PRINT:

Council Tax Band: A
Local Authority: Basildon
Service Charge: £150.00 per month
Length of Lease: tbc
Annual Ground Rent: tbc

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. £80 + 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



