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DANIEL
PROPERTY GROUP



Churchill Avenue, Basildon

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Situated within the heart of Basildon, this beautifully presented two double bedroom third floor apartment offers an excellent opportunity for first-time buyers, investors, commuters and those looking to downsize into a modern, low-maintenance home. Offered to the market with the significant advantage of no onward chain, the property combines contemporary open-plan living with well-proportioned accommodation, an en-suite to the principal bedroom, allocated parking and secure video intercom entry, all within easy reach of the town centre, local amenities and excellent transport connections.

Positioned on the third floor of this modern and well-maintained development, the apartment enjoys an elevated position with pleasant outlooks across the surrounding area while benefiting from a secure communal entrance with video intercom access, providing both convenience and peace of mind. The building has been designed to offer comfortable contemporary living, making it an ideal choice for professionals, couples and investors alike.

Stepping inside, you are welcomed by a spacious entrance hall which immediately creates a bright and inviting first impression while providing access to each of the principal rooms. The layout has been thoughtfully designed to maximise both space and practicality, with generous storage and well-balanced accommodation throughout.

The heart of the home is the impressive open-plan kitchen, living and dining room, a superb space extending to over 21 feet in length. Flooded with natural light from the large windows, this versatile room offers an ideal setting for both everyday living and entertaining guests. There is ample room to accommodate comfortable lounge furniture together with a dining table, creating an open yet well-defined living environment.

The contemporary fitted kitchen has been designed with both style and functionality in mind, featuring an excellent range of modern wall and base units complemented by generous worktop space and integrated cooking appliances. The layout allows the kitchen to remain sociable while still offering a practical workspace for everyday cooking.

The principal bedroom is an impressive double room benefiting from excellent proportions and built-in storage potential. Adding further appeal is the private en-suite shower room, fitted with a contemporary suite comprising a shower enclosure, wash hand basin and WC, providing valuable additional convenience.

The second bedroom is another generous double room, making it ideal for family members, guests or those working from home who require a dedicated office without compromising on bedroom accommodation.

Completing the internal accommodation is the modern family bathroom, fitted with a stylish three-piece suite including a panelled bath, wash hand basin and WC, finished to a contemporary standard.

Externally, the property benefits from one allocated parking space, ensuring convenient off-street parking for residents. The development itself is well maintained and enjoys an excellent central location, placing a wide variety of shops, supermarkets, restaurants, leisure facilities and everyday amenities within easy reach.

The location is particularly attractive for commuters, with Basildon C2C railway station situated approximately 1.7 miles away, providing direct services into London Fenchurch Street. Excellent road connections including the A127 and A13 are also easily accessible, making travel throughout Essex and into London straightforward.

Offering spacious accommodation, modern presentation, secure entry, allocated parking and the considerable benefit of no onward chain, this impressive apartment presents a fantastic opportunity to acquire a move-in ready home in one of Basildon's most convenient locations. Whether you are purchasing your first property, expanding your investment portfolio or looking to downsize without compromising on space or quality, this apartment delivers an outstanding combination of comfort, practicality and convenience.

AGENT NOTE:

Lease Remaining 983 Years (999 Year from 23/03/2011)

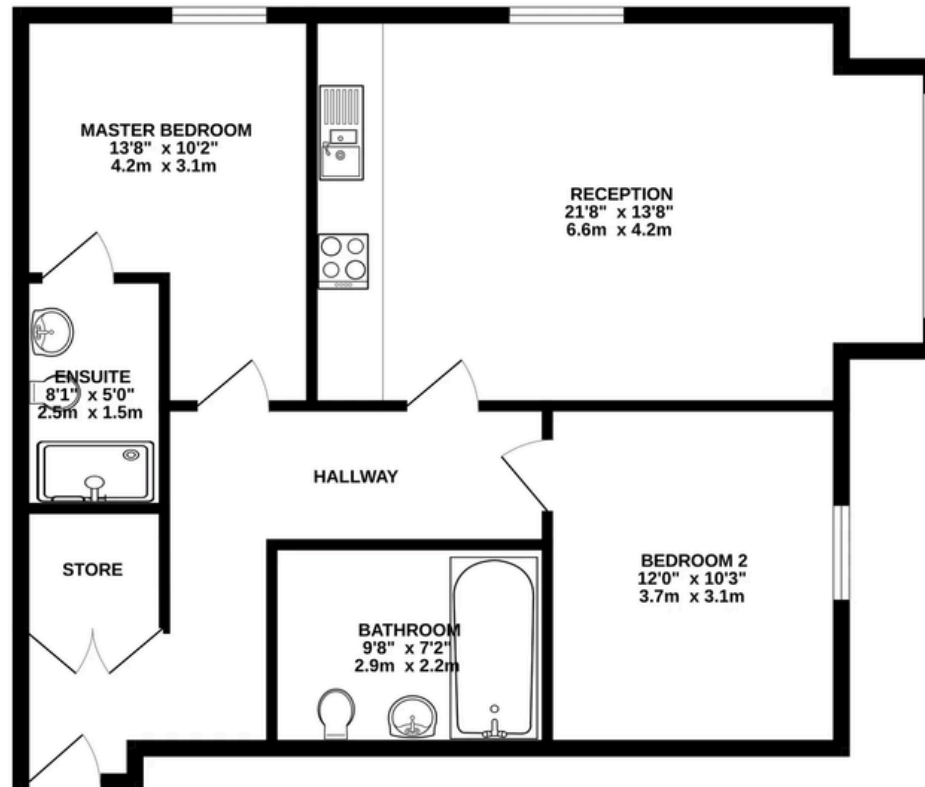
Service Charge: £3,300 approx.

Ground Rent £150 Per Year

Some images used in this listing have been virtually staged for illustration purposes only. All furniture and décor shown are CGI representations and may not reflect the current condition or contents of the property.

- THE ADVANTAGE OF NO ONWARD CHAIN
 - TWO DOUBLE BEDROOM APARTMENT
 - EN-SUITE TO MASTER BEDROOM
 - SITUATED ON THE THIRD FLOOR
 - OPEN PLAN KITCHEN/LIVING ROOM
- ONE ALLOCATED PARKING SPACE
 - VIDEO INTERCOM ENTRY SYSTEM
 - CLOSE TO LOCAL AMENITIES
 - WITHIN 1.7 MILES OF BASILDON C2C STATION
 - COUNCIL TAX BAND C

THIRD FLOOR
773 sq.ft. (71.8 sq.m.) approx.



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

TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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.
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DISCLAIMER

We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot.