

KILN & LODGE

ESTATE AGENTS : REDEFINED



12 Hamilton Court Powell Road, Basildon, SS15 6HZ

Welcome to this charming first-floor modern apartment located in Hamilton Court. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The well-appointed bedroom offers a comfortable retreat, while the bathroom is designed with modern fixtures for your convenience.

The apartment is presented in immaculate condition, ensuring that you can move in with ease and enjoy your new home from day one. One of the standout features of this property is the allocated parking, providing you with a secure and convenient space for your vehicle.

Situated in a popular area, this apartment benefits from excellent local amenities, including shops, parks, and transport links, making it an ideal choice for both first-time buyers and those looking to downsize.

- Modern Apartment
- Immaculate Condition
- Allocated Parking
- Popular Location
- Great Size Bedroom
- Fitted Kitchen
- Juliet Balcony
- No Onward Chain



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

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	