



Basildon £235,000



## 54 The Vale, Basildon, Essex, SS16 4RL

An outstanding two bedroom top floor apartment with fantastic views and two balconies which needs to be viewed to be appreciated. No onward chain. EPC: D.

❖ ENTRANCE HALL

❖ BATHROOM

❖ GARAGE

❖ COMMUNAL GROUNDS

❖ NO ONWARD CHAIN

❖ LOUNGE/KITCHEN

❖ TWO BEDROOMS

❖ ALLOCATED PARKING

❖ TWO BALCONIES

## **COMMUNAL ENTRANCE**

Communal entrance. Stairs to third floor. Door to:

## **ENTRANCE HALL**

Electric heater. Coving to ceiling with inset lighting. Laminate flooring. Power points. Access to loft. Built in cupboard. Entry phone system.

## **LOUNGE/KITCHEN** 19' 8" x 15' 10" > 10' 7" (5.99m x 4.82m > 3.22m)

Patio doors to balcony to front. Double glazed windows to two aspects. Two electric heaters. Coving to ceiling. Quartz flooring. Power points. A range of base and eye level units with quartz work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiled splashback.

## **BEDROOM ONE** 13' 2" x 9' 0" (4.01m x 2.74m)

Double glazed window to rear. Electric heater. Coving to ceiling. Fitted carpet. Power points. A range of fitted wardrobes with central drawer unit.

## **BEDROOM TWO** 9' 9" x 8' 4" (2.97m x 2.54m)

Double glazed French doors to balcony. Electric heater. Coving to ceiling. Fitted carpet. Power points.



## **BATHROOM**

Inset lighting. Tiled flooring. White suite comprising of panelled bath with central mixer tap. Wall mounted wash hand basin. Low flush W.C. Tiling to walls with vertical border tile.

## **COMMUNAL GROUNDS**

Mainly laid to lawn. Parking.

## **GARAGE**

Garage with mezzanine level. Up and over door.

## **ALLOCATED PARKING**

Parking for one vehicle.

## **PROPERTY DETAILS**

Tenure: Leasehold: 84 years unexpired. Ground rent: £35 p.a. Service charges: £1638 p.a. Basildon Council tax band: C. EPC: D.



## AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



# Energy rating and score

This property’s energy rating is D. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |