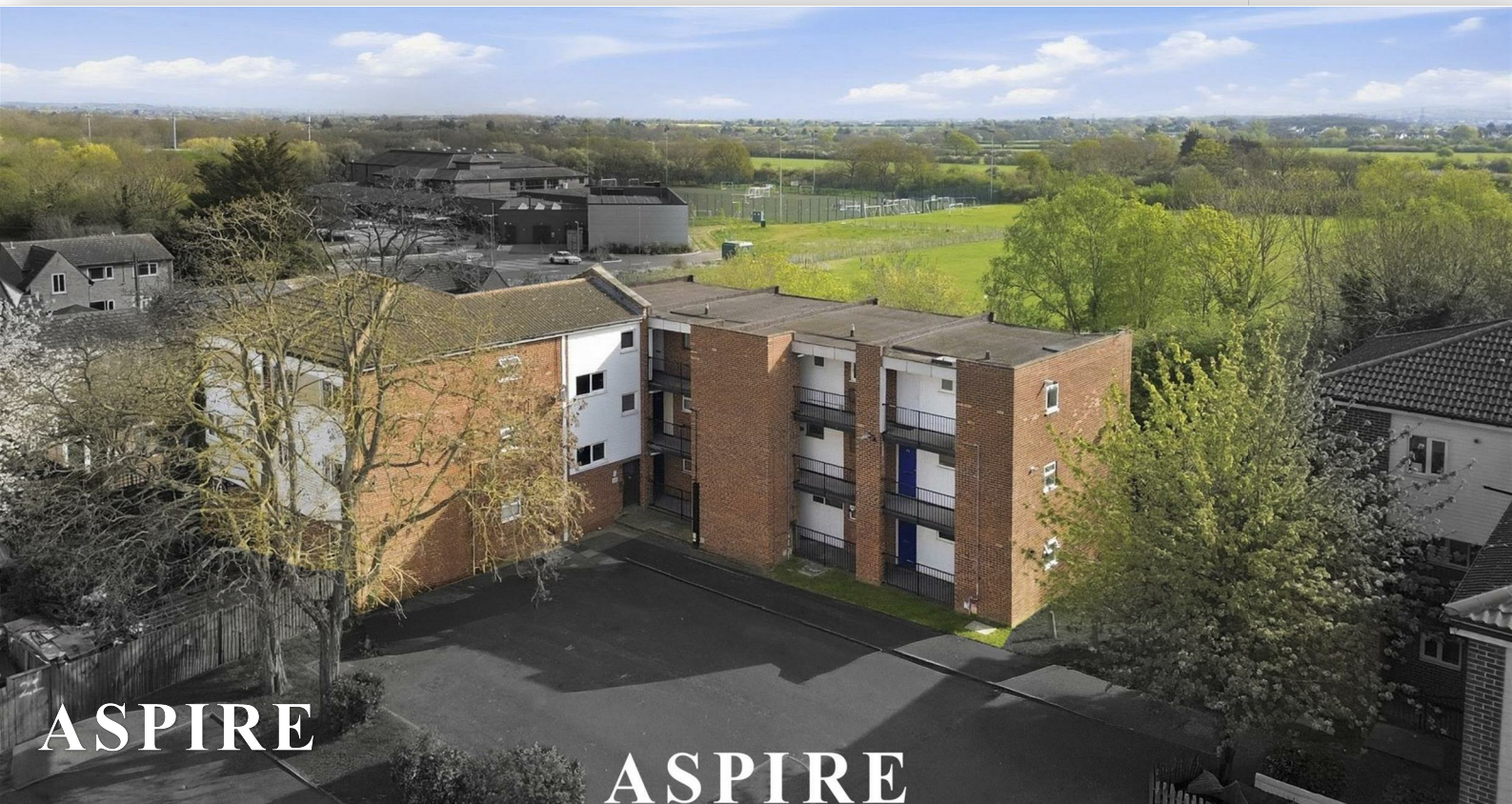


**To arrange a viewing contact us
today on 01268 777400**



Appleford Court, Basildon Offers invited £125,000

Aspire Estate Agents Basildon are delighted to offer this spacious one-bedroom top-floor flat, complete with a private rear-facing balcony enjoying views across Eversley Park and the Pavilion.

The property benefits from communal off-street parking, well-maintained gardens, and is ideally positioned within walking distance of local shops, schools, and bus routes. With Pitsea Train Station just 1 mile away and excellent road links to the A13, this home is perfect for first-time buyers or investors alike. Guide Price £125,000 - £135,000

Entrance Hall -

Lounge/Diner - 4.19m x 2.92m (13'9 x 9'7) -

Kitchen - 2.18m reducing to 1.45m x 2.26m (7'2 reducing to 4' -

Bedroom - 3.40m x 2.26m (11'2 x 7'5) -

Storage/Utility Area -

Shower Room - 2.39m x 1.45m (7'10 x 4'9) -

Balcony - Overlooking the park

Off-Street Parking And Visitor Parking -

Communal Garden -

Nearest Stations

Pitsea Station – 0.8 miles

Basildon Station – 2.6 miles

Benfleet Station – 2.7 miles

Nearest Schools

Eversley Primary School – 0.1 miles (Ofsted: Good)

Northlands Primary School & Nursery – 0.5 miles (Ofsted: Good)

St Margaret's C of E Academy, Bowers Gifford – 0.5 miles (Ofsted: Good)

The Basildon Upper Academy – 0.5 miles (Ofsted: Good)

Lease Information

Lease Length: 89 years

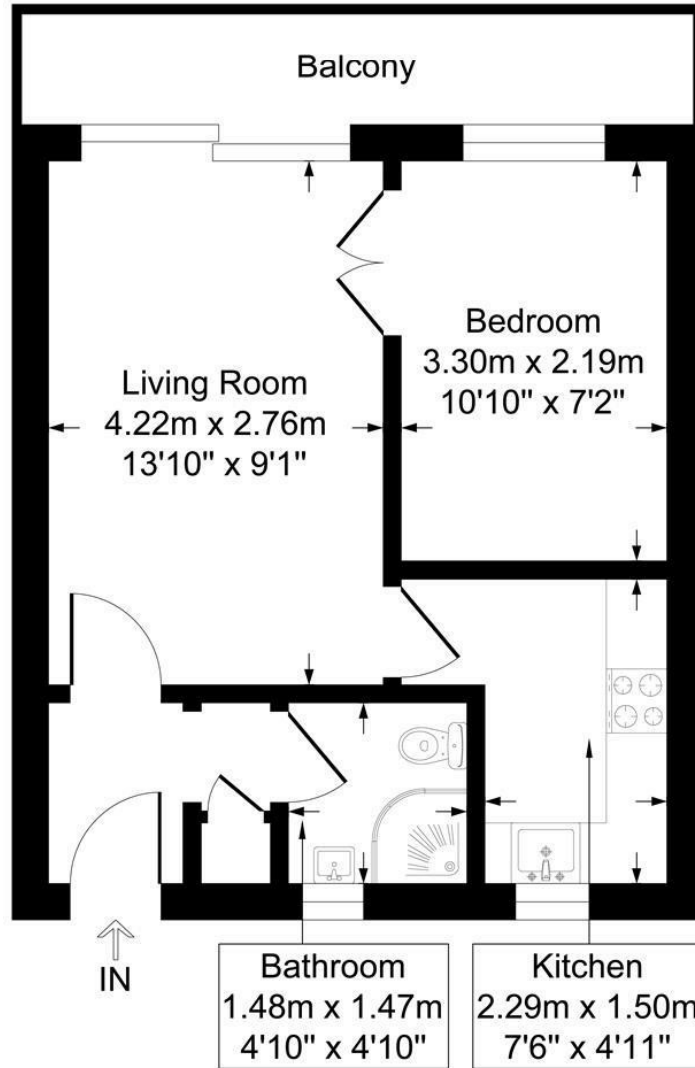
Ground Rent: £10 per annum

Service Charge: £974 per annum

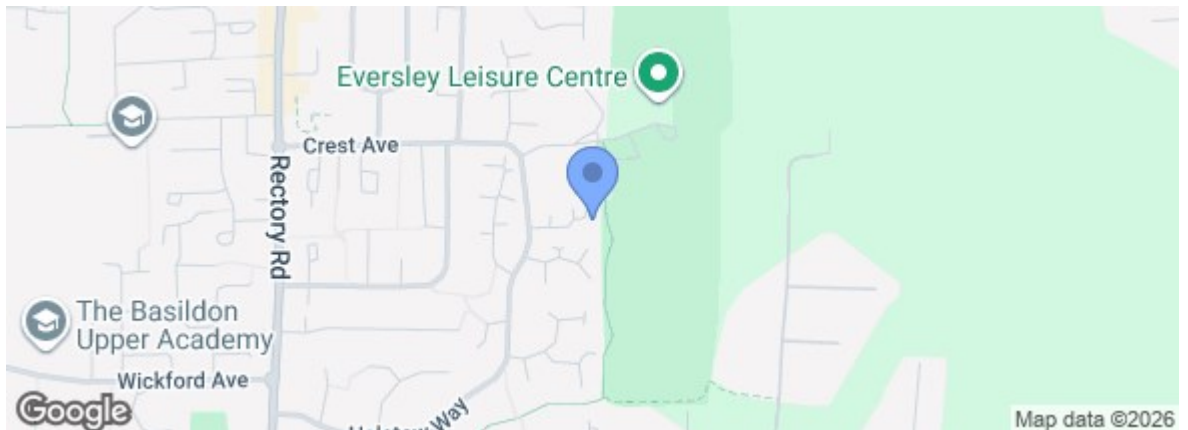
Council Tax Band: A (£1,431.54)

Apple Court

Approximate Gross Internal Floor Area = 30.3 sq m / 327 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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			
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			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.