



Bear Estate Agents are pleased to offer for sale this attractive TWO-BEDROOM ground floor flat, located within the ever-popular Beechwood Village Estate. Positioned centrally within Basildon, Herschell Court enjoys easy access to a range of local shops, reputable schools and well-used bus routes. Pitsea Railway Station is located just 1.3 miles away, and Basildon Railway Station is 1.4 miles away, offering direct links to London Fenchurch Street via the dependable C2C rail service. Road users are equally well catered for, with the A13 and A127 both within easy reach, providing excellent access towards The City.

- Just 1.5 Miles to Pitsea Railway Station and 1.8 Miles to Basildon Railway Station
- Excellent Road Links via the A13 And A127
- Open-Plan Living Room/Kitchen (17'4 X 13'3 Max)
- En-Suite Shower Room to Bedroom One
- Three-Piece Bathroom Suite with Shower-Over-Bath
- Situated within the Ever-Popular Beechwood Village Estate
- Striking Entrance Hall with Generous Storage Cupboard
- Bedroom One with Fitted Wardrobes (10'11 X 10'3)
- Well-Proportioned Second Bedroom (9'9 X 13'3 Max)
- Allocated Parking Bay plus Ample Visitor Parking

## Herschell Court

Basildon

**£230,000**





# Herschell Court



Internally, the property welcomes the new owner via a striking entrance hall, which creates an excellent buffer between the home and the rest of the block and also houses a generous storage cupboard.

The open-plan living room/kitchen forms the true heart of the home and is ideal for both everyday family life and entertaining. Measuring 17'4 x 13'3 at its maximum dimensions, the kitchen provides an abundance of worktop and cupboard space, while the living area is flooded with natural light throughout the day courtesy of the large rear window and French doors, which open onto a Juliette balcony.

Bedroom one is an impressive double room, measuring 10'11 x 10'3, and benefits from fitted wardrobes that maximise floorspace and allow room for additional bedroom furniture. This room is further enhanced by a modern en-suite shower room, comprising a shower, toilet and sink.

Bedroom two is another well-proportioned room, measuring 9'9 x 13'3 max, comfortably accommodating a double bed, wardrobes and further bedroom furniture. Completing the internal accommodation is the stylish three-piece bathroom suite, comprising a shower-over-bath, toilet and sink.

Externally, the property continues to impress with a large car park to the front, offering one allocated parking bay alongside an abundance of visitor spaces.

Overall, this well-presented home offers spacious, modern living in a convenient and sought-after location, making it an ideal purchase for first-time buyers, investors or those looking to downsize. An early internal viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

Lease Length: 985 Years Remaining  
Service Charge: £2947 Per Annum  
Ground Rent: £150 Per Annum  
Council Tax Band: C (£1908.72)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**Situated within the Ever-Popular Beechwood Village**

**Just 1.3 Miles to Pitsea Railway Station**

**Excellent Road Links via the A13 And A127**

**Striking Entrance Hall with Large Storage Cupboard**

**Open-Plan Living Room/Kitchen (17'4 X 13'3 Max)**

**Bedroom One with Fitted Wardrobes (10'11 X 10'3)**

**En-Suite Shower Room to Bedroom One**

**Well-Proportioned Second Bedroom (9'9 X 13'3 Max)**

**Three-Piece Bathroom Suite with Shower-Over-Bath**

**Allocated Parking Bay plus Ample Visitor Parking**



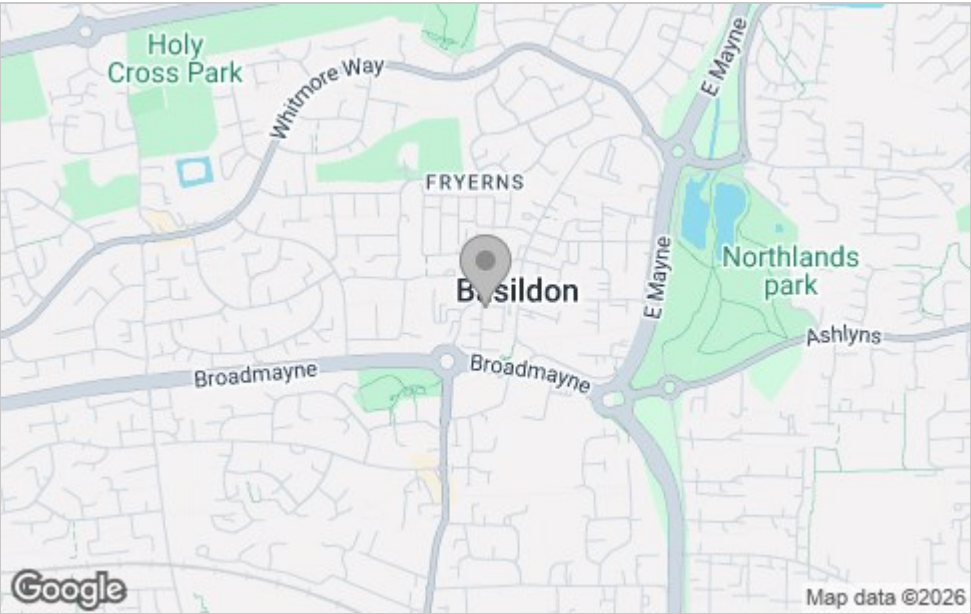




Floor Plan



Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

