bear
Estate Agents



Bear Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this beautifully presented two-bedroom ground floor flat, ideally positioned within the highly sought-after Langdon Hills area. Having been recently refurbished and redecorated throughout, the property offers stylish, well-maintained accommodation alongside allocated parking, creating an attractive home ready for the next owner to enjoy.

The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Laindon Railway Station is approximately 1.2 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those travelling by car, the A13 and A127 are both just a short drive away, offering convenient road connections into London and the surrounding areas.

- Two-Bedroom Ground Floor Flat
- NO ONWARD CHAIN
- Recently Refurbished Throughout
- 1.2 Miles to Laindon Railway Station
- Lounge/Diner (12'6 x 14'1 Max)
- Kitchen (6'3 x 11'1)
- Bedroom One (12'6 x 9'8)
- Bedroom Two (10'7 x 8'4)
- Allocated Parking Space
- Additional Visitor Parking Bays

Stafford Green

Basildon

£240,000

2 1 1 C

Stafford Green









Internally, the home begins with a welcoming entrance hall, which benefits from a useful airing cupboard and provides access to the remaining accommodation.

The lounge/diner measures 12'6 x 14'1 at its maximum dimensions and provides a bright and inviting main reception space with ample room for both lounge and dining furniture. An attractive bay window allows plenty of natural light into the room whilst adding character to the space.

The kitchen measures 6'3 x 11'1 and provides a stylish and practical environment for everyday cooking and food preparation. The kitchen is particularly well-equipped with a range of fitted appliances, including a washing machine, tumble dryer, dishwasher and fridge/freezer, alongside the additional convenience of a plinth vacuum system.

Bedroom One measures 12'6 x 9'8 and is a generously proportioned double bedroom with ample room for a range of bedroom furniture.

Bedroom Two measures 10'7 x 8'4 and provides further well-proportioned accommodation, offering excellent versatility as a second bedroom, guest room or dedicated home office.

The accommodation is completed by a well-presented three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin.

The property has benefitted from a number of improvements in recent years, having been completely redecorated within approximately the last four to five years, whilst the windows and boiler are both approximately three years old. Combined with the overall standard of presentation, these improvements create a fresh and well-maintained home throughout.

Externally, the property benefits from an allocated parking space within the car park to the front, with additional visitor parking bays available for guests.

Overall, this beautifully presented ground floor flat combines recently refurbished accommodation, a well-equipped kitchen and excellent parking provisions with a desirable Langdon Hills location, making it an excellent opportunity for first-time buyers, downsizers and investors alike.

Leasehold:
92 Years Remaining
Ground Rent and Service Charge: £205 PCM

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN

Two-Bedroom Ground Floor Flat

Recently Refurbished Throughout

Highly Sought After Langdon Hills Location

Close to Shops Schools and Bus Routes

1.2 Miles to Laindon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A13 and A127

Lounge/Diner (12'6 x 14'1 Max)

Kitchen (6'3 x 11'1)

Range of Fitted Kitchen Appliances

Bedroom One (12'6 x 9'8)

Bedroom Two (10'7 x 8'4)

Three-Piece Bathroom Suite

Recently Replaced Windows

Recently Replaced Boiler

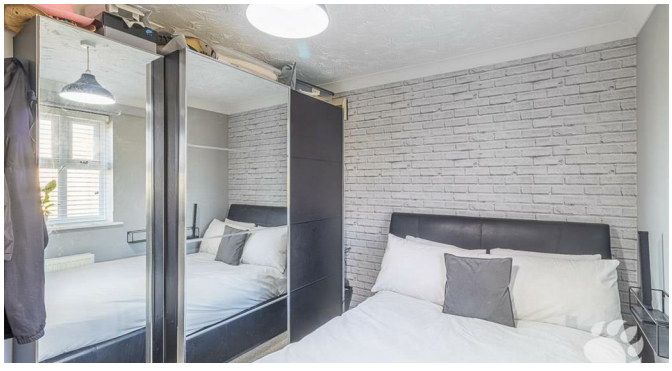
Allocated Parking Space

Additional Visitor Parking Bays



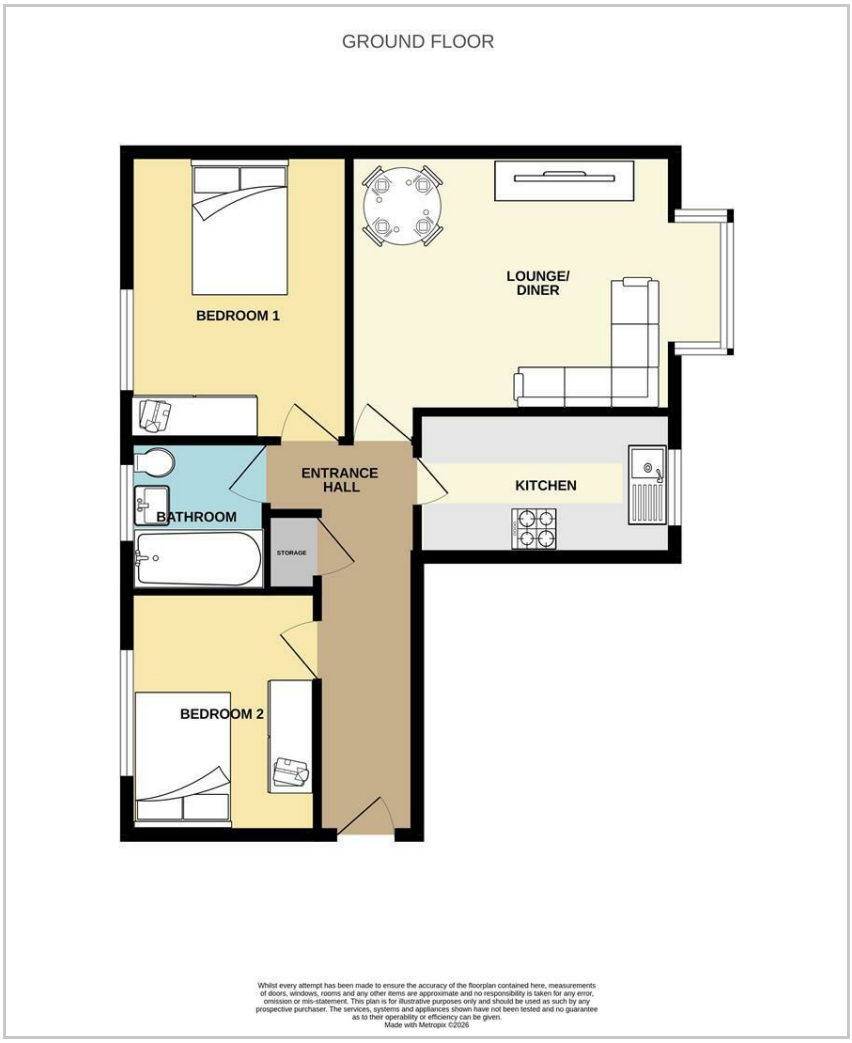






Floor Plan

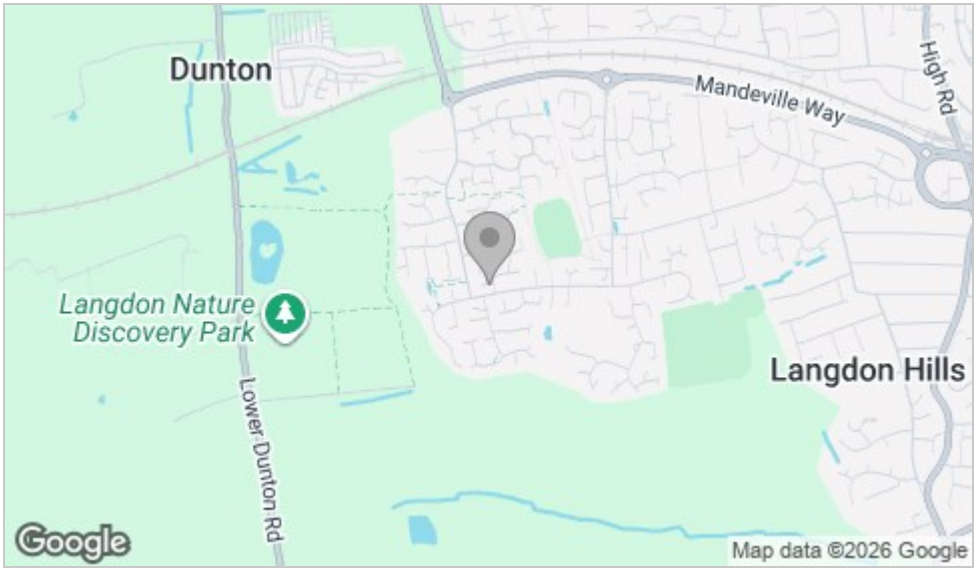




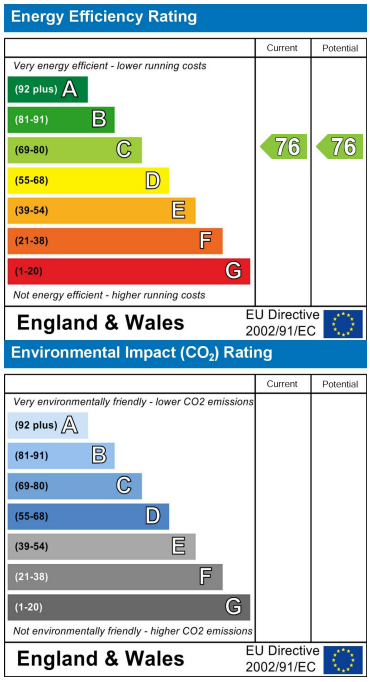




Area Map



Energy Efficiency Graph



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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