



## Cherrydown East, Basildon

Guide Price £220,000



- Well presented two bedroom apartment, located approximately 0.1 mile to railway station
- Allocated parking space
- Modern open plan lounge/kitchen with integrated appliances to remain
- En-suite shower room to main bedroom, plus family bathroom
- Spacious second bedroom
- Positioned close to Town Centre and A127/A13 road links
- Perfect property for commuters
- Ideal first time purchase or investment opportunity
- Lift service available



**\*GUIDE PRICE: £220,000 - £240,000\***

**Cherrydown East two-bed—open-plan lounge/kitchen, en-suite main, family bathroom, allocated parking. Just 0.1 miles from the station, perfect for commuters craving style, convenience, and a slice of Basildon life.**

Located within the heart of Cherrydown East, Basildon, this well-presented two-bedroom apartment offers a perfect blend of modern living and convenience. Located a mere 0.1 miles from the railway station, it is an ideal choice for commuters seeking easy access to London and beyond.

Upon entering, you will be greeted by a spacious open-plan lounge and kitchen, designed for both comfort and functionality. The kitchen is equipped with integrated appliances, ensuring a seamless cooking experience. The apartment boasts two well-sized bedrooms, with the main bedroom featuring an en-suite shower room, providing a private retreat. Additionally, there is a family bathroom, catering to the needs of residents and guests alike.

This property also comes with the added benefit of an allocated parking space, a valuable asset in this bustling area. Its proximity to the Town Centre and major road links, such as the A127 and A13, further enhances its appeal, making it a practical choice for those who enjoy the vibrancy of urban life while still valuing accessibility.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this apartment is sure to meet your needs. With its modern features and prime location, it presents a wonderful chance to enjoy contemporary living in Basildon. Do not miss out on this exceptional property.



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#### THE SMALL PRINT:

Lift service

Length of Lease: 113 years remaining

Ground Rent: £350.00 paid 6 monthly

Annual Service Charge: £1,200

Freeholder: tbc

Council Tax Band: tbc

Local Authority: Basildon

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan



