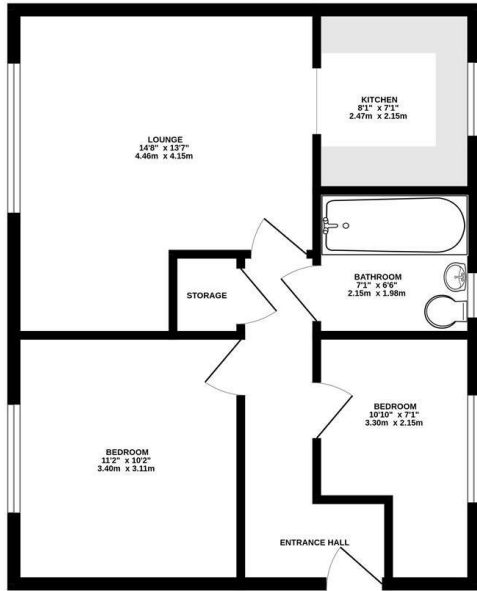




Keith  
Ashton

Bramble Tye, Laindon  
Basildon

FIRST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metriplex ©2020



### 59 Bramble Tye, Laindon, Basildon, SS15 5GR

**\*\*Guide Price £215,000 - £225,000\*\*** We are delighted to present this well-proportioned two-bedroom first floor apartment, ideally situated on a pleasant residential street in the ever-popular Noak Bridge area. Offered with no onward chain, the property boasts thoughtfully arranged accommodation and the added advantage of two allocated parking spaces.

Enjoying a prime position within walking distance of Noak Bridge Nature Reserve and close to local shops and everyday amenities, the apartment offers an excellent balance of convenience and lifestyle. There is easy access to the A127 and A13, while Laindon railway station is just a short drive away, providing direct services to London Fenchurch Street — perfect for commuters.

Set within a well-maintained development in this sought-after residential location, the property presents a great opportunity for first-time buyers, downsizers or investors seeking a home in a quiet yet well-connected part of Basildon.

Guide Price £215,000 - £235,000

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>		(82 plus) <b>A</b>	
(69-81) <b>B</b>		(69-81) <b>B</b>	
(55-68) <b>C</b>	<b>80</b>	(55-68) <b>C</b>	
(39-54) <b>D</b>		(39-54) <b>D</b>	
(29-38) <b>E</b>		(29-38) <b>E</b>	
(15-28) <b>F</b>		(15-28) <b>F</b>	
(1-14) <b>G</b>		(1-14) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

#### SERVICES:

Local Authority: Basildon  
Council tax band: C  
Post code: SS15 5GR

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

#### MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

Brentwood  
Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel. 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)

