

To arrange a viewing contact us
today on 01268 777400



Coburg Lane, Basildon Guide price £135,000

Guide Price £135,000 - £150,000

Aspire Estate Agents are delighted to present this well-presented 55% shared ownership first floor apartment, located within the sought-after Great Berry area, offering an ideal opportunity for first-time buyers looking to get onto the property ladder. The home provides well-balanced accommodation with two generous double bedrooms, a bright and comfortable living space, and a modern fitted bathroom finished with a white suite and overhead shower to bath. The property further benefits from a secure door entry phone system, allocated parking space, and visitor bays, ensuring both convenience and peace of mind for residents and guests alike.

Perfectly positioned, the apartment is located directly opposite Langdon Hills Nature Reserve, offering beautiful green surroundings and scenic walks, while remaining within easy walking distance of local amenities. Great Berry Primary School is approximately 0.3 miles away, making it ideal for families, and Laindon station is just 1.4 miles away, providing excellent C2C rail links into Fenchurch Street for commuters. The shared ownership details include a shared rent of £229.16 pcm and a service charge of £96.71 pcm, with a remaining lease term of approximately 96 years. Combining a desirable location, strong transport connections, attractive surroundings and affordable ownership, this property represents a fantastic opportunity for buyers seeking a well-connected home in a highly regarded residential area.

Entrance Hall: 9'10" x 3'0"

Living/Dining Room: 14'8" x 11'4"

Kitchen: 8'7" x 8'1"

Bedroom One: 11'4" x 11'2"

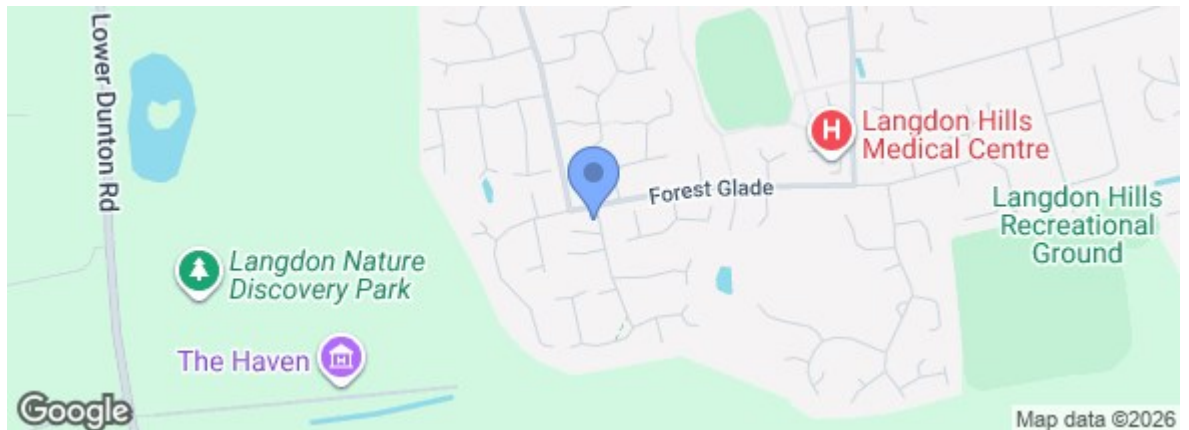
Bedroom Two: 9'10" x 7'7"

Bathroom



Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		76	78
(81-91) B			
(69-80) C			
(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.