



Guide Price: £210,000 - £220,000...

Bear Estate Agents are pleased to bring to the market this one-bedroom ground floor apartment, ideally positioned within Nevendon on the fringes of Basildon. Offering spacious accommodation, excellent storage and allocated parking, this home is perfectly suited to first-time buyers, downsizers and investors alike.

The property is conveniently located close to local shops, schools and popular bus routes, whilst Sainsbury's supermarket is also within close proximity for everyday essentials. For those travelling by car, the A127 is just a short drive away, providing excellent road links for commuters into London and the surrounding areas.

- One Bedroom Ground Floor Apartment
- Close to Shops Schools and Bus Routes
- Kitchen (6'8 x 13'1)
- Large Fitted Wardrobe to Bedroom
- Communal Gardens
- Located in Nevendon
- Spacious Lounge/Diner (10'10 x 22'4 Max)
- Bedroom (16'2 x 11'0 Max)
- Three-Piece Bathroom Suite
- Allocated Parking Space and Additional Visitor Bays

Canon Court

Basildon

£210,000

Guide Price



Canon Court



Internally, the home begins with a welcoming entrance hall which benefits from both a large storage cupboard and an airing cupboard, providing excellent additional storage space.

The lounge/diner measures an impressive 10'10 x 22'4 at its maximum dimensions and provides a bright and spacious reception area. The generous proportions comfortably accommodate both lounge and dining furniture, creating a versatile space for relaxing, everyday living and entertaining guests.

The kitchen measures 6'8 x 13'1 and offers ample cupboard and worktop space, creating a practical cooking environment with plenty of room for food preparation. The kitchen further benefits from an integrated dishwasher, adding additional convenience for day-to-day living.

The bedroom measures an impressive 16'2 x 11'0 at its maximum dimensions and provides an exceptionally generous double bedroom with ample space for a range of bedroom furniture. The room further benefits from a large, fitted wardrobe, providing excellent built-in storage whilst allowing the bedroom itself to remain spacious and uncluttered.

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

Externally, residents benefit from access to communal gardens, providing enjoyable outdoor space surrounding the development. The property also benefits from an additional private storage cupboard within the communal area, providing valuable extra storage outside of the apartment itself.

Parking is provided via an allocated parking space and additional visitor bays within the car park to the rear of the block.

Overall, this spacious ground floor apartment combines generous living accommodation, excellent storage and allocated parking within a convenient Nevendon location, making it an excellent opportunity for a wide range of buyers.

Council Tax Band: B (£1670.13)
Leasehold: 88 Years Remaining

Ground Rent: £75 Per Annum
Service Charge: £114 PCM

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.

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One Bedroom Ground Floor Apartment

Located in Nevendon

Positioned on the Fringes of Basildon

Close to Shops Schools and Bus Routes

Sainsbury's Supermarket Nearby

Easy Access to the A127

Entrance Hall with Ample Storage

Spacious Lounge/Diner (10'10 x 22'4 Max)

Kitchen (6'8 x 13'1)

Integrated Dishwasher

Bedroom (16'2 x 11'0 Max)

Large Fitted Wardrobe to Bedroom

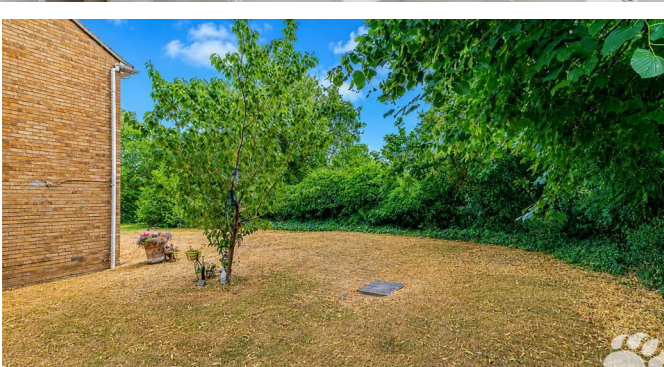
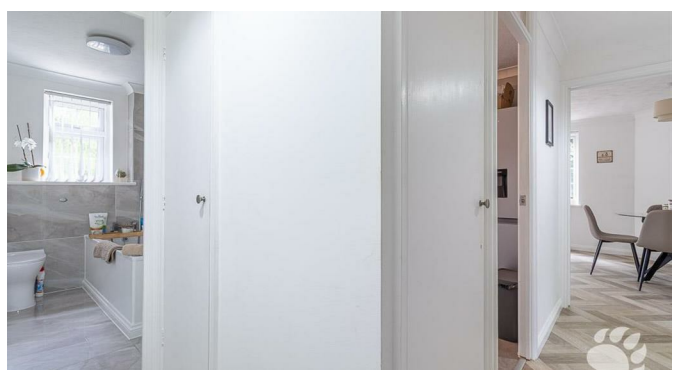
Three-Piece Bathroom Suite

Additional Storage Cupboard

Communal Gardens

Allocated Parking Space

Additional Visitor Bays



Floor Plan

GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.

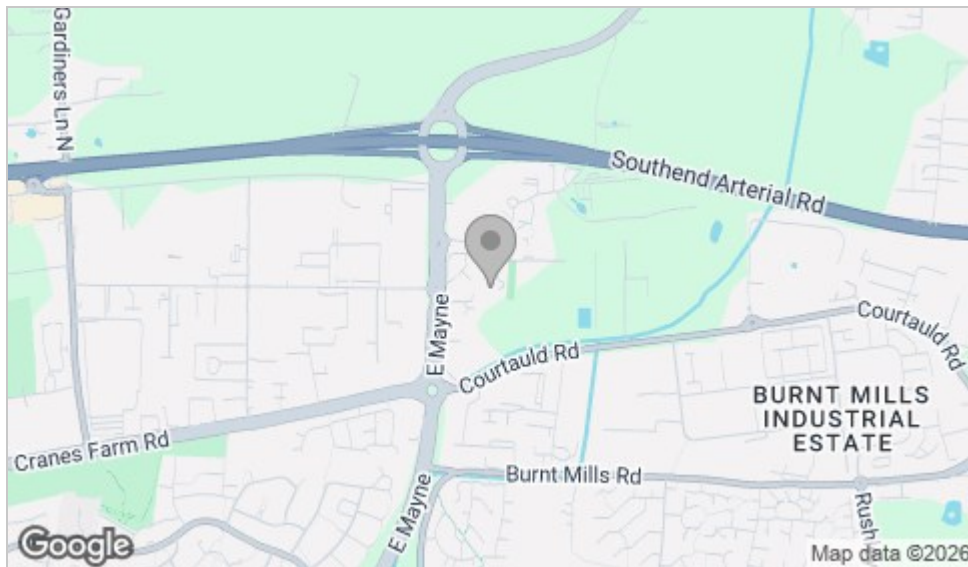


TOTAL FLOOR AREA: 573 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

