



## 10 Handleys Court, Noak Bridge, Essex, SS15 4JD

Guide Price £230,000

- TWO BEDROOMS
- MODERN KITCHEN AND BATHROOM
- GOOD SIZE LOUNGE
- GREAT INVESTMENT OPPORTUNITY
- GROUND FLOOR
- SOUGHT AFTER LOCATION
- 95 YEARS LEFT ON LEASE

- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYER
- TWO PARKING SPACES

Situated in the heart of Noak Bridge, this well-presented two-bedroom ground floor flat is located within the popular Handleys Court, a peaceful and attractive development known for its feature pond and well-maintained surroundings. The location is highly convenient, with local shops, schools and bus routes within walking distance. For commuters, the A127 is a short drive away, while Basildon and Laindon railway stations offer regular services into London Fenchurch Street via the C2C line. Billericay station provides additional links to Stratford and London Liverpool Street. The block benefits from a secure communal entrance, with the flat positioned on the ground floor. Internally, the accommodation begins with a welcoming entrance hall leading to a bright and spacious lounge/diner, enhanced by a feature bay window. The kitchen is well arranged, offering ample storage and worktop space. Both bedrooms are well proportioned, complemented by a modern bathroom fitted with a three-piece suite and shower over the bath. Externally, the property further benefits from two allocated parking spaces.



Council Tax Band: C



Entrance Hall

14'8 x 2'9

Bedroom One

10'8 x 10'5

Bedroom Two

9'8 x 7'3

Bathroom

6'3 x 5'4

Lounge / Diner

14'9 x 11'7

Kitchen

11'7 x 5'8

Two Allocated Parking Spaces



GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



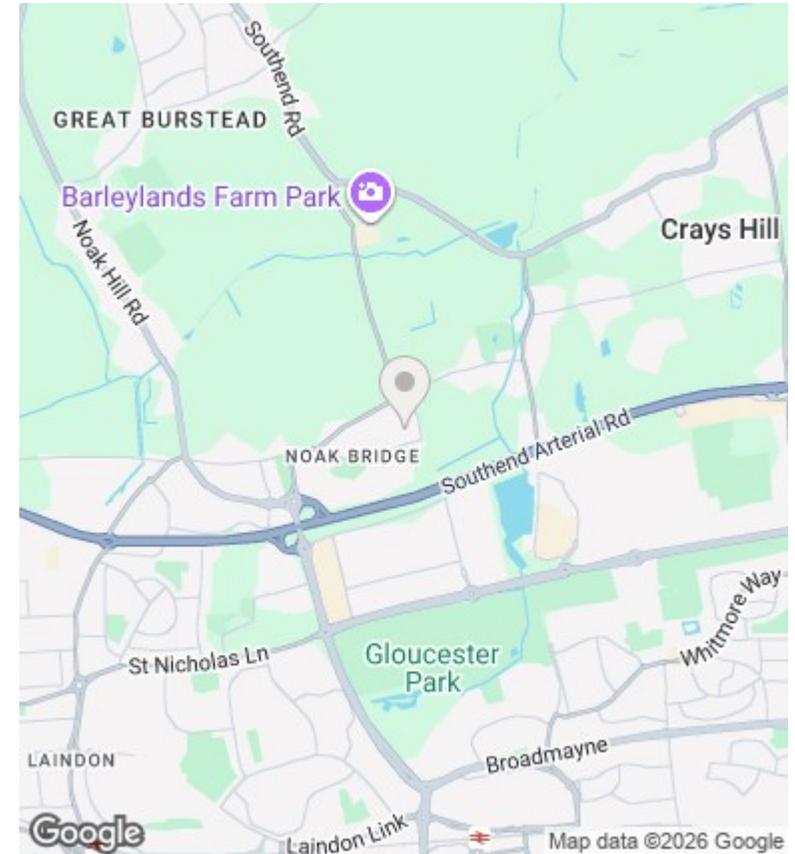
TOTAL FLOOR AREA: 525 sq.ft. (48.7 sq.m.) approx.  
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	