

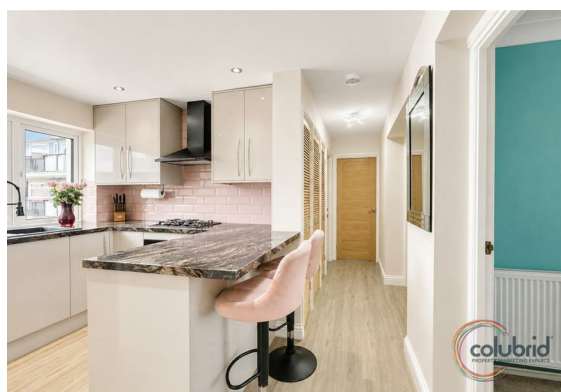


## The Knares, Basildon

Offers Over £230,000



- Move-in ready apartment, recently refurbished throughout with a stylish contemporary finish.
- Stunning open-plan kitchen/diner featuring smart tiling, a breakfast bar and a modern fitted kitchen.
- Exceptionally low service charge of just £623 per annum, significantly below the UK average of approximately £2,000 per annum.
- No ground rent payable.
- Outstanding 173-year lease offering long-term security and peace of mind.
- Major improvements already completed, including a new roof fitted in January 2026 and a boiler installed approximately three years ago.
- Three internal storage cupboards plus a brick-built external shed.
- Well-maintained communal gardens and communal parking.
- Close to Outstanding-rated Lee Chapel Primary School and within catchment for King Edward VI Grammar School.
- Conveniently located for commuters with easy access to Laindon Railway Station, Basildon Railway Station and Basildon University Hospital.



# Stylish Two-Bedroom Apartment with Ultra-Low Running Costs and Outstanding Local Amenities

If you've been searching for a home that combines modern style, practical living and exceptional value for money, this beautifully presented two-bedroom second-floor apartment could be the one you've been waiting for.

Positioned within a well-maintained residential development, this impressive apartment offers bright, contemporary accommodation alongside one of the most attractive cost profiles on the market today. From the moment you step through the front door, the welcoming hallway sets the tone for a home that has been thoughtfully updated and exceptionally well cared for.

At the heart of the property is the stunning open-plan kitchen and dining area, recently refurbished to create a sleek, sociable space perfect for modern living. Featuring a stylish new fitted kitchen, contemporary smart tiling and a breakfast bar ideal for morning coffees, casual dining or evening entertaining, it's a room designed to impress. The space flows naturally into the comfortable lounge area, creating the perfect setting whether you're hosting friends, enjoying family time or settling in for a cosy night on the sofa.

The generous principal bedroom offers a peaceful retreat at the end of a busy day, while the second bedroom provides fantastic flexibility as a guest room, nursery, home office or dressing room. The recently refurbished bathroom continues the modern theme with fresh, contemporary finishes and a clean, stylish design.

Storage lovers will be delighted to find not one, not two, but three separate storage cupboards, ensuring everything has its place and helping to keep the living areas beautifully clutter-free.

The practical benefits continue with a modern boiler installed approximately three years ago and a brand-new roof completed in January this year, providing valuable peace of mind for years to come.

Outside, residents can enjoy attractive communal gardens, communal parking and the added bonus of a brick-built shed, perfect for bikes, tools or those items you don't want taking up valuable indoor space.

Perhaps the standout feature of all is the remarkably low annual service charge of just £623 per Stylish Two-Bedroom Apartment with Ultra-Low Running Costs and Outstanding Local Amenities. If you've been searching for a home that combines modern style, practical living and exceptional value for money, this beautifully presented two-bedroom second-floor apartment could be the one you've been waiting for.

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Perhaps the standout feature of all is the remarkably low annual service charge of just £623 per year. In a world where many leasehold properties command charges exceeding £2,000 annually, this apartment offers an increasingly rare opportunity to enjoy apartment living without the eye-watering monthly costs. Better still, there is no ground rent to pay, and the property benefits from an exceptional 173-year lease, making it a truly future-proof purchase.



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**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/250-the-knares-basildon-ss16-5sr/5319207>

Service Charge: £622.64 per annum  
Annual Ground Rent: £0  
Length of Lease: 173 years remaining

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.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including 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.

