



Bear Estate Agents are delighted to bring to the market this beautifully presented and lovingly cared for two double bedroom first-floor apartment which benefits from being just a short walk from Laindon Rail Station offering direct links into London. The property is also within walking distance of local shops and amenities.

- Two Bedroom First-Floor Apartment
- Master Bedroom 10'11 x 9'10 Plus Bedroom Two 10'11 x 7'2
- Equally Modern Kitchen 8'10 x 5'9
- Communal Gardens
- Extensively Refurbished Throughout
- Welcoming Entrance Hall
- Modern Bathroom Suite 6'8 x 5'7
- Impressive Lounge/Diner 22'4 x 11'11
- Allocated Parking Plus Visitors Parking
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London

Copperfields

Basildon

£220,000

Offers Over



Copperfields



Internally the new owner will be greeted by the welcoming entrance hall. This in turn allows access to the remaining living accommodation.

Both bedrooms are sizeable, the master bedroom measures 10'11 x 9'10 whilst bedroom two measures 10'11 x 7'2, this is a fine feature within itself.

The modern bathroom suite measures 6'8 x 5'7 and consists of bathtub with overhead shower, washbasin and W/C.

The smart kitchen suite measures 8'10 x 5'9 and affords an abundance of both worktop space and storage space.

Completing the living accommodation is the impressive lounge come diner which measures a further 22'4 x 11'11 and provides the perfect environment in which to both entertain and relax. There is a bay window which the current owner has cleverly converted into office space, another fine feature.

Externally there are communal gardens, allocated parking plus visitors parking.

Over the last few years the current owner has undertaken an extensive refurbishment throughout and the property is now able to boast a show home finish throughout.

Situated within walking distance of local shops and amenities plus rail links direct into London the location is able to offer something for those of all ages.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first-hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Leasehold 87 Years Remaining.
Ground Rent - £100 PA.
Service & Maintenance - £1,800 PA.
Council Tax Band B.
Amount £1,670.13.

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

First Floor Apartment

Welcoming Entrance Hall

Modern Bathroom Suite 6'8 x 5'7

Equally Modern Kitchen Suite 8'10 x 5'9

Master Bedroom 10'11 x 9'10

Bedroom Two 10'11 x 7'2

Lounge/Diner 22'4 x 11'11

Communal Gardens

Allocated Parking

Visitors Parking

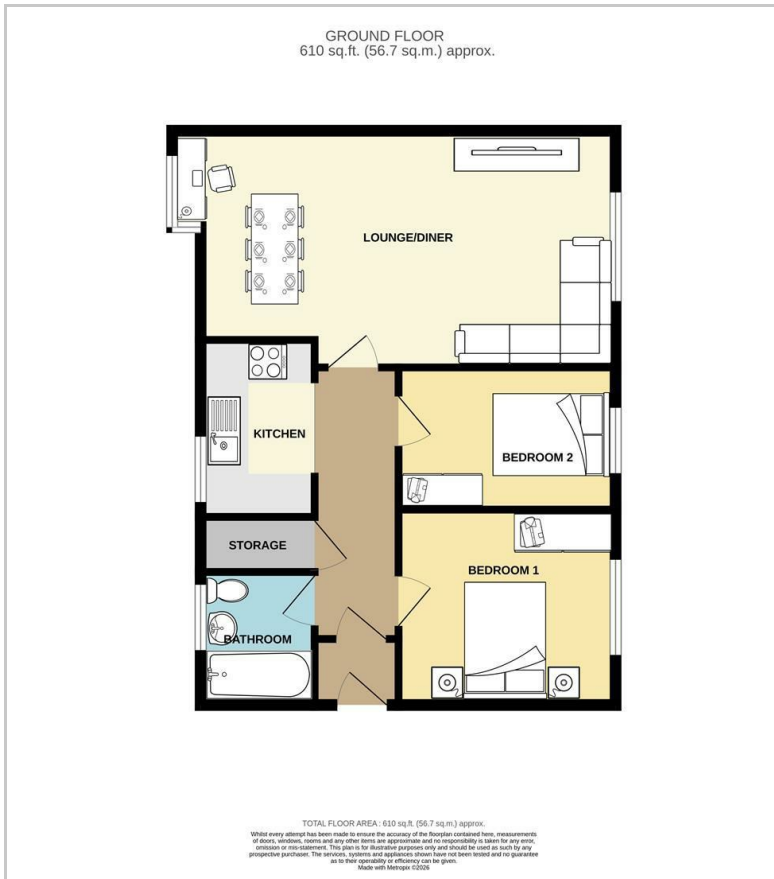
Walking Distance To Local Shops & Amenities

Walking Distance To Rail Links Into London

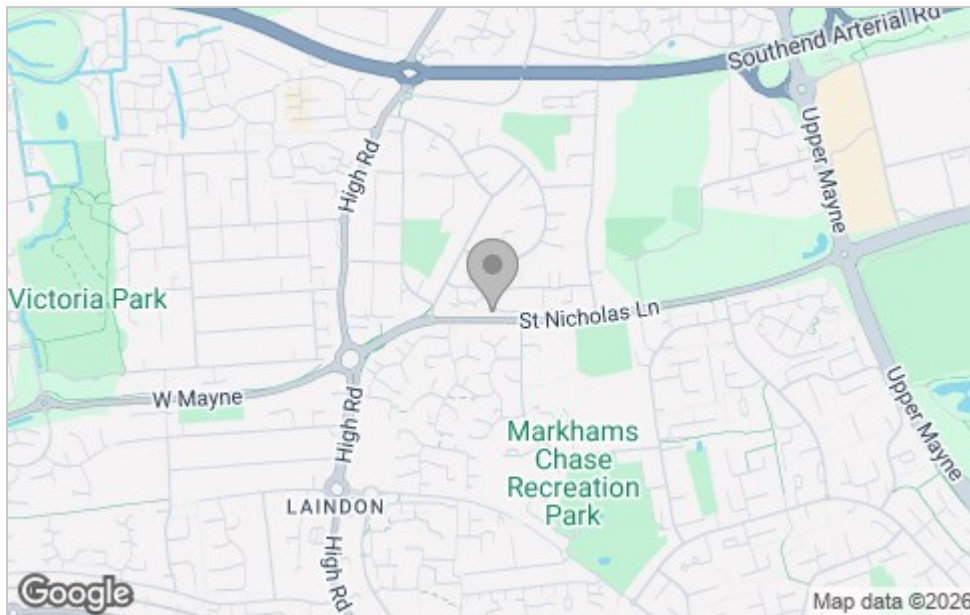
Extensively Refurbished Throughout



Floor Plan



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.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

