



NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this spacious ONE bedroom, TOP FLOOR flat sold with no onward chain! Appleford Court is a road which hosts a series of blocks of flats in an ideal location. The home is within walking distance of local shops, local schools and 1 mile away from Pitsea Railway Station which helpfully connects London Fenchurch Street. Slightly nearer is the vast array of shops and services located at Pitsea Market & Retail Park!

- NO ONWARD CHAIN!
- TOP FLOOR FLAT
- Lounge (13'11 x 9'8)
- Bedroom (11'0 x 7'2)
- Combi Boiler
- 1 Mile to Pitsea Railway Station
- Entrance Hall
- Kitchen (7'6 x 4'11)
- Three-Piece Bathroom Suite
- Large Communal Car Park

## Appleford Court

Pitsea

**£130,000**

Offers Over



# Appleford Court



This flat is located on the second (TOP) floor and internally the home begins with an entrance hall which leads through to the living accommodation. The lounge measures 13'11 x 9'8 and boasts patio doors onto a neat balcony which overlooks Essex woodland. The kitchen measures 7'6 x 4'11 and boasts ample cupboard and surface space. The bedroom is a comfortable double at 11'0 x 7'2 and the three-piece bathroom suite benefits from a walk-in shower.

There is a huge communal car park to the front of this block with plenty of space for yourself and visitors!

This home is a great starter home or investment so call us today to organise a viewing and see all of benefits first hand.

Council Tax Band: A (£1431.54)

Lease Length: 89 years

Ground Rent: £10 pa

Service Charge: £974 pa

Guide Price: £125,000 - £135,000...

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.

**NO ONWARD CHAIN!**

**1 Mile to Pitsea Railway Station**

**TOP FLOOR FLAT**

**Entrance Hall**

**Lounge (13'11 x 9'8)**

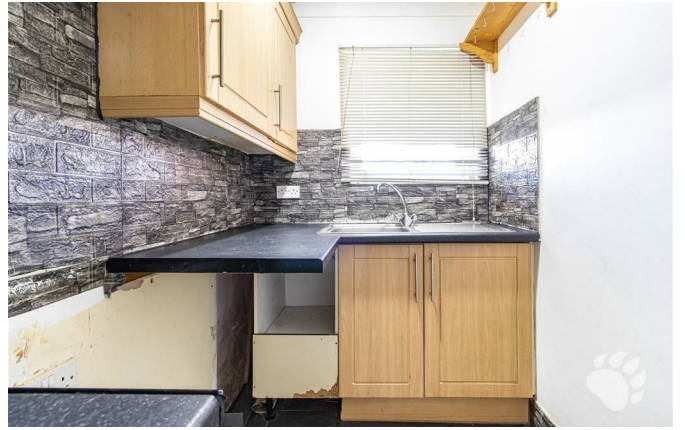
**Kitchen (7'6 x 4'11)**

**Bedroom (11'0 x 7'2)**

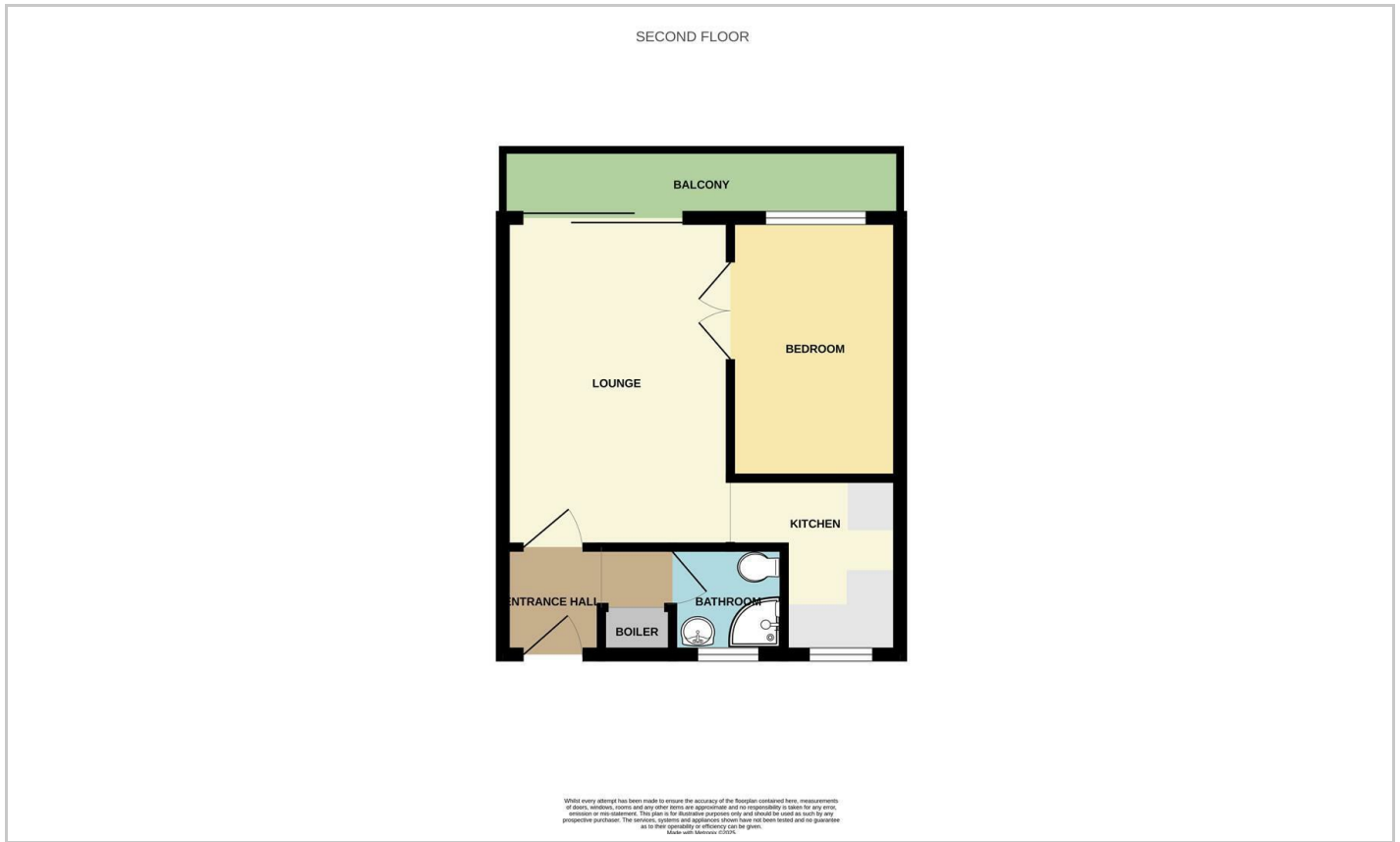
**Three-Piece Bathroom Suite**

**Combi Boiler**

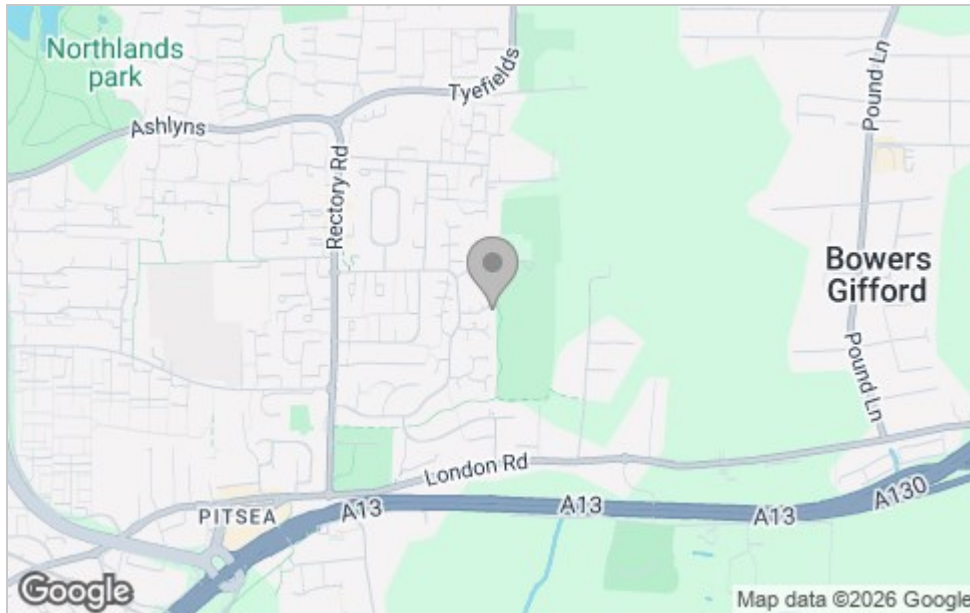
**Large Communal Car Park**



# 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.

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# Energy Efficiency Graph

