



Bear Estate Agents are delighted to present to the market this ONE BEDROOM FIRST FLOOR FLAT, set within a sought-after residential area. The Knares is a pleasant road located in the heart of LEE CHAPEL SOUTH, within walking distance of local shops, schools, Basildon Hospital, and reliable bus routes. Basildon Railway Station is just 0.9 miles away, while the wide range of amenities at Eastgate and Westgate Shopping Centres are also close by.

- Located In Lee Chapel South
- Close to Basildon Hospital
- Living Room 13'8 x 10'4
- Double Bedroom 13'8 x 9'4
- Two Internal Storage Cupboards and Outdoor Storage Area
- 0.9 Miles to Basildon Railway Station
- Excellent Bus Route Access
- Kitchen 6'3 x 7'4
- Bathroom With Shower Over Bath
- Communal Parking Available

## The Knares

Lee Chapel South

**£165,000**

Offers Over



# The Knares



Internally, the accommodation begins with a welcoming entrance hall providing access to all rooms. The living room is a well-proportioned space measuring 13'8 x 10'4, featuring a large window that allows natural light to fill the room throughout the day. The kitchen measures 6'3 x 7'4 and offers ample cupboard and worktop space.

The bedroom is a comfortable double room measuring 13'8 x 9'4, complete with a large window and a built-in wardrobe. The bathroom is fitted with a three-piece suite, including a shower over the bath. Additional benefits include two internal storage cupboards, along with a further outdoor storage area.

Externally, there is a communal car park to the front of the property providing parking, with further on-street parking available nearby if required.

These flats are usually so popular so call us today to book a viewing and see the home first hand!

Council Tax Band: A (£1431.54)

Lease Length: 80 Years

Service Charge & Ground Rent: £1324.24 per annum

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.

**Located In Lee Chapel South**

**0.9 Miles to Basildon Railway Station**

**Walking Distance to Shops and Schools**

**Close to Basildon Hospital**

**Excellent Bus Route Access**

**Living Room 13'8 x 10'4**

**Kitchen 6'3 x 7'4**

**Double Bedroom 13'8 x 9'4**

**Bathroom With Shower Over Bath**

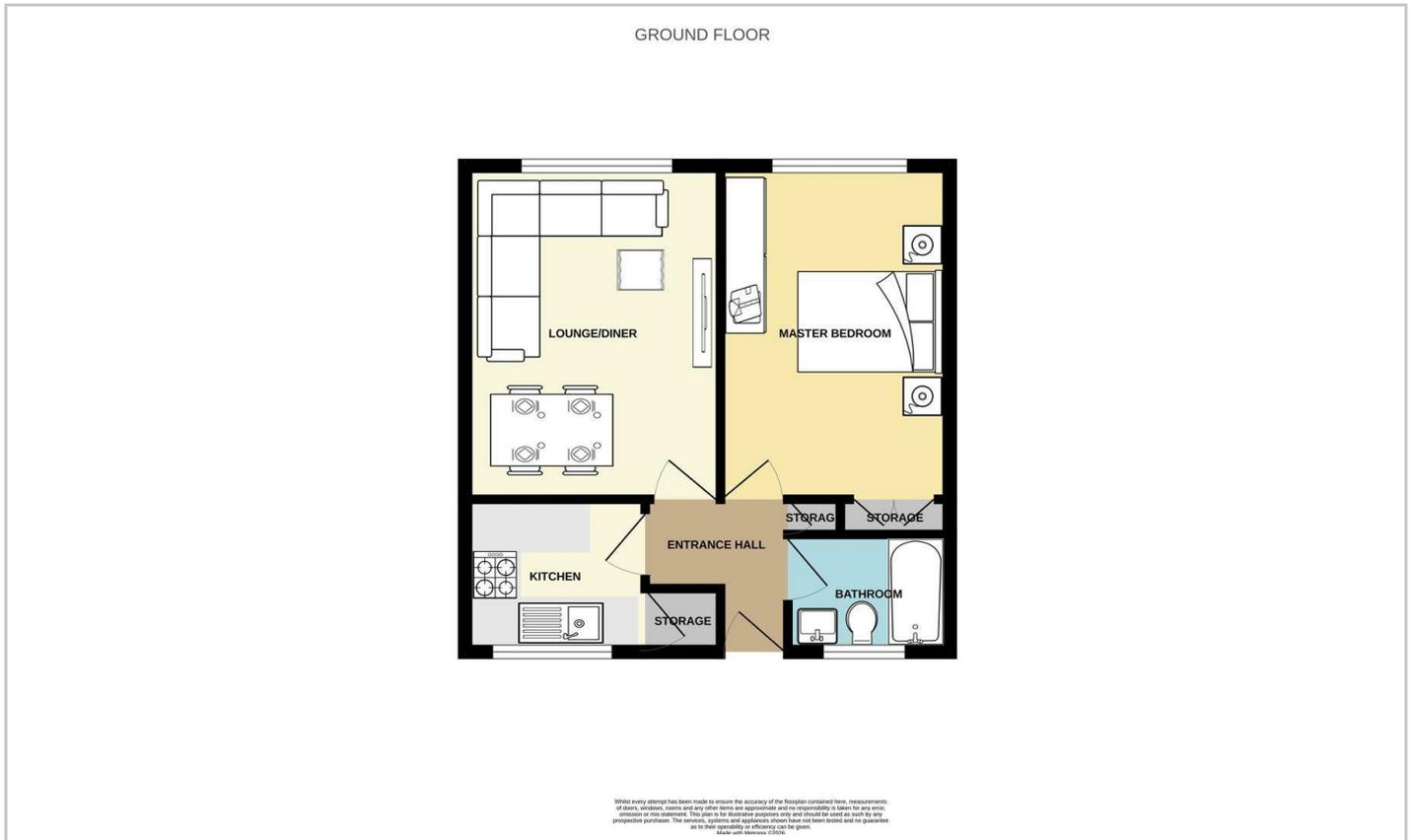
**Two Internal Storage Cupboards**

**Outdoor Storage Area**

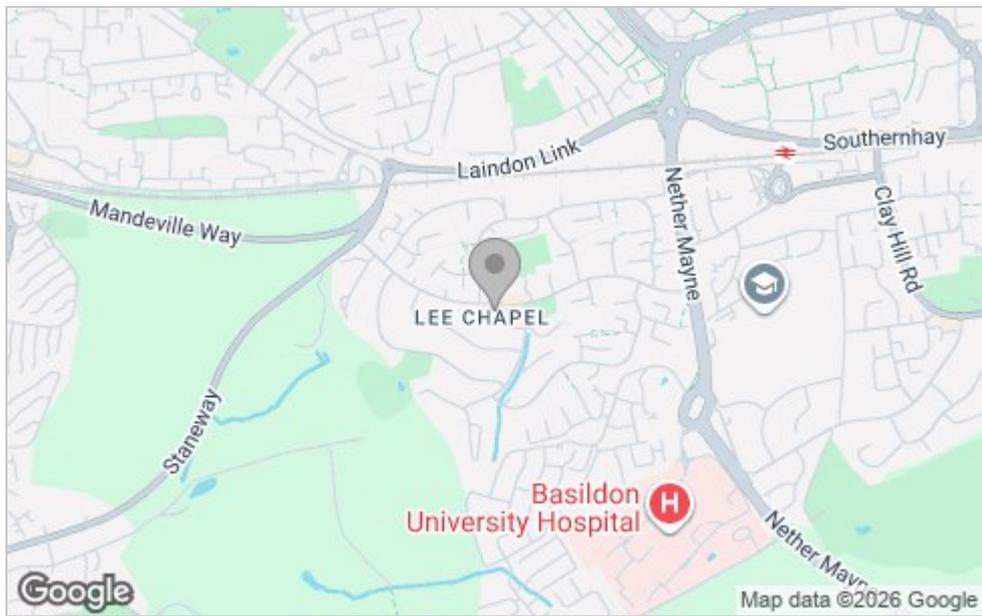
**Communal Parking Available**



# 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](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

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>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	