



GUIDE PRICE £170,000 - £190,000. NO ONWARD CHAIN! Bear Estate Agents are delighted to bring to the market this, GROUND FLOOR, TWO BEDROOM flat! Long Gages is located in the hugely popular Ghyllgrove estate. This flat is within walking distance to local shops and amenities as well as being 0.9 miles to the town centre and Basildon Railway station which provides direct and easy access to London Fenchurch Street on the C2C line as well as links to the A127, A13 and M25.

- NO ONWARD CHAIN
- Communal Car Park
- Lounge (17'9 X 14'8)
- Bedroom One (14'5 X 9'4)
- Wet Room (4'10 X 7'9)
- Ground Floor Flat
- South-West Facing Communal Garden
- Kitchen (9'2 X 8'4)
- Bedroom Two (12'2 X 9'10)
- Ample Storage Space

## Long Gages

Basildon

**£170,000**

Guide Price



# Long Gages



This flat is on the GROUND FLOOR and begins with the lounge which hosts a storage cupboard and is quite social, measuring at 17'9 x 14'8 at its maximum. It also has a south-west facing window and French doors, flooding the room with natural light during the day. The kitchen offers ample storage and worktop space and measures 9'2 x 8'4. The hallway connects both the bedrooms and the bathroom. Bedroom one is a great size, measuring at 14'5 x 9'4. It also offers fitted wardrobes running the full width of the room, as well as two storage cupboards opposite. Bedroom two is also a great size, measuring at 12'2 x 9'10 max, which is easily able to accommodate a double bed plus wardrobes. The three-piece wet room is sizeable, 4'10 x 7'9, with shower, toilet and wash basin.

The flat has a south-west facing communal garden with a storage shed. It also benefits from a communal car park which is resident permit controlled.

Traditionally, flats in this area sell very fast, so please contact us to arrange any viewings.

Council Tax: Band A (1431.54)  
Lease length: 90 Years Remaining  
Service Charge: £1587.67 PA

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.

## **NO ONWARD CHAIN**

### **Ground Floor Flat**

### **Communal Car Park**

### **South-West Facing Communal Garden**

### **Lounge (17'9 X 14'8)**

### **Kitchen (9'2 X 8'4)**

### **Bedroom One (14'5 X 9'4)**

### **Bedroom Two (12'2 X 9'10)**

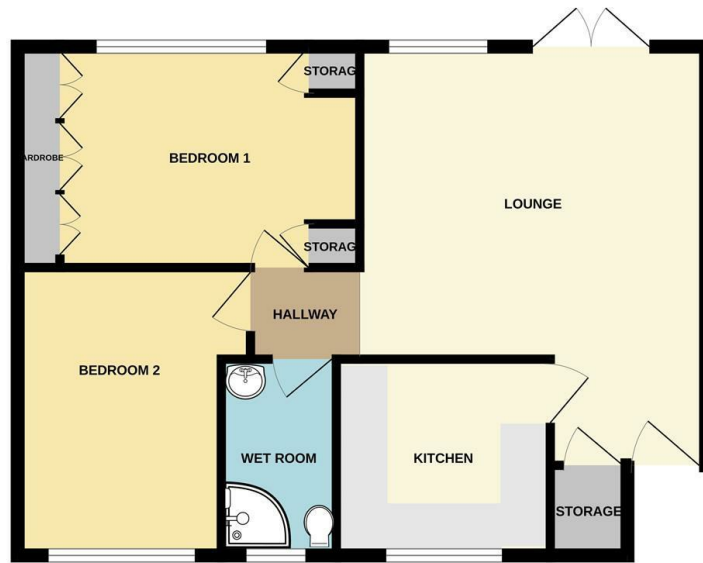
### **Wet Room (4'10 X 7'9)**

### **Ample Storage Space**



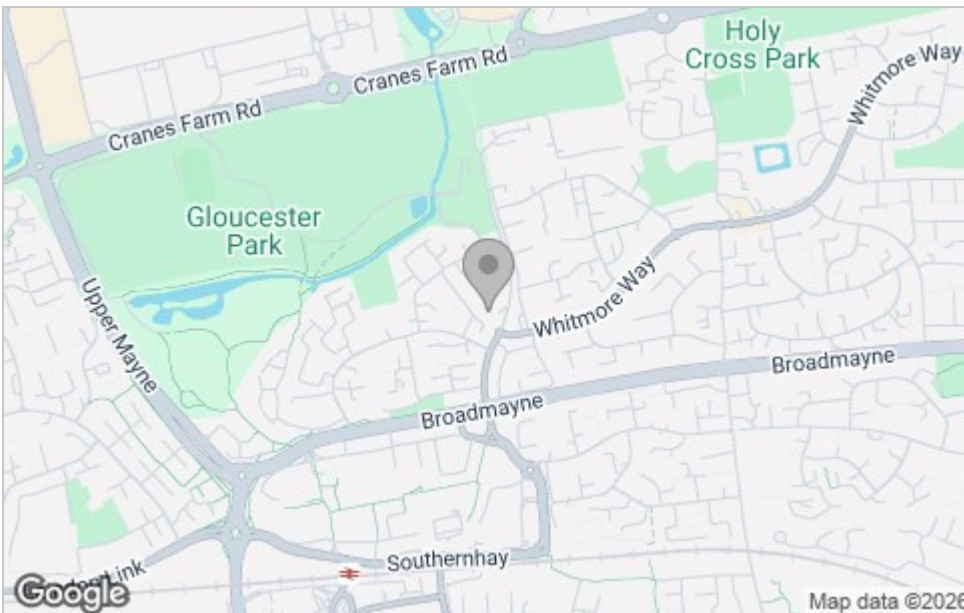
# Floor Plan

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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

