



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this two-bedroom first floor apartment, benefitting from a lengthy lease and occupying a peaceful, family-friendly location within Basildon. Offering spacious accommodation throughout alongside excellent transport links, this home is ideally suited to first-time buyers, downsizers and investors alike. The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Pitsea Railway Station is approximately 1.2 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those travelling by car, the A13 and A127 are both within easy reach, offering convenient access into London and beyond.

- No Onward Chain
- Lengthy Lease
- Entrance Hall with Two Storage Cupboards
- Kitchen (11'4 x 11'2 Max)
- Private Balcony
- Two-Bedroom First Floor Apartment
- 1.2 Miles to Pitsea Railway Station
- Spacious Lounge/Diner (11'4 x 17'9 Max)
- Two Double Bedrooms
- Wealth of Communal Parking

## Rose Acre

Basildon

**£200,000**



# Rose Acre



Internally, the home begins with a welcoming entrance hall which benefits from two useful storage cupboards, providing excellent additional storage space.

The lounge/diner measures 11'4 x 17'9 at its maximum dimensions and provides a bright and spacious living area with ample room for both lounge and dining furniture. The room also benefits from direct access onto the private balcony, creating an ideal space to enjoy the outdoors.

The kitchen measures 11'4 x 11'2 at its maximum dimensions and offers ample cupboard and worktop space, creating a practical cooking environment. A corner window allows plenty of natural light to fill the room whilst providing an attractive outlook.

Bedroom One measures 8'11 x 13'3 at its maximum dimensions and is a well-proportioned double bedroom with ample space for a range of bedroom furniture.

Bedroom Two measures 8'6 x 13'3 and is another generous double bedroom, offering flexibility for family members, guests or those working from home.

The accommodation is complemented by a bathroom comprising a bath and wash hand basin, together with a separate W/C, adding further practicality for day-to-day living. The property has also benefitted from a recent rewire, providing additional peace of mind for the next owner.

It is worth noting that the property also benefits from an external storage cupboard located on the ground floor in the communal area.

Externally, the property benefits from a private balcony, providing an enjoyable outdoor space to relax and unwind.

Parking is readily available via a wealth of communal parking surrounding the property.

This spacious apartment combines generous accommodation, a lengthy lease, excellent parking availability and a convenient location, making it an excellent opportunity for a wide range of buyers.

Leasehold: 100 Years Remaining  
Ground Rent and Service Charge: Approx £139 PCM

Council Tax Band: A (£1431.54)

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.

## Two-Bedroom First Floor Apartment

**No Onward Chain**

**Lengthy Lease**

**Quiet Family Friendly Location**

**Close to Shops Schools and Bus Routes**

**1.2 Miles to Pitsea Railway Station**

**Direct Links to London Fenchurch Street**

**Easy Access to the A13 and A127**

**Entrance Hall with Two Storage Cupboards**

**Spacious Lounge/Diner (11'4 x 17'9 Max)**

**Kitchen (11'4 x 11'2 Max)**

**Bedroom One (8'11 x 13'3 Max)**

**Bedroom Two (8'6 x 13'3)**

**Bathroom**

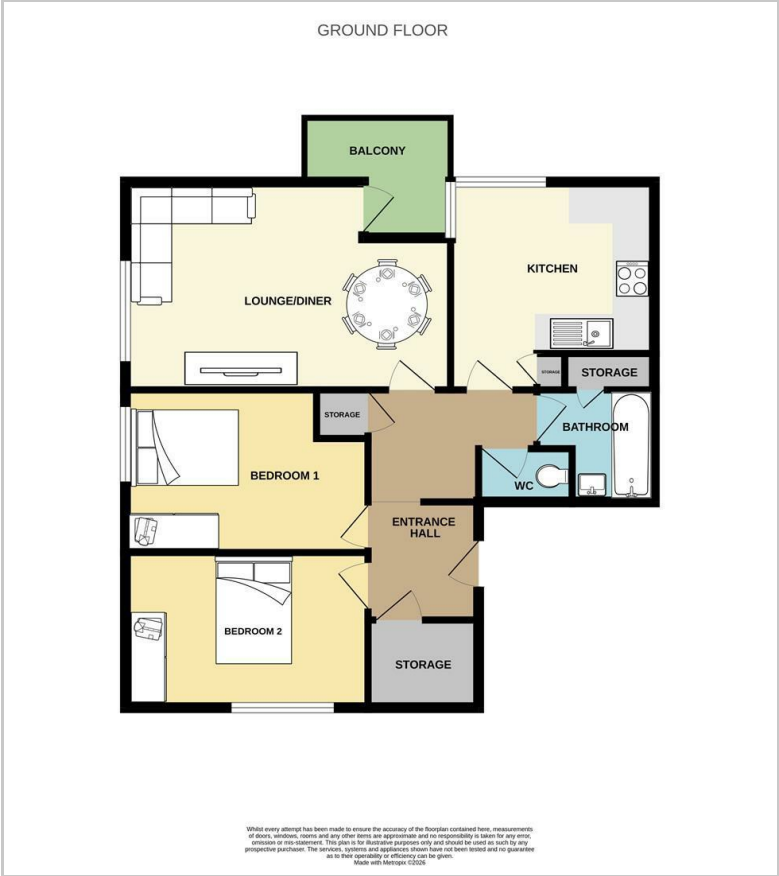
**Separate W/C**

**Private Balcony**

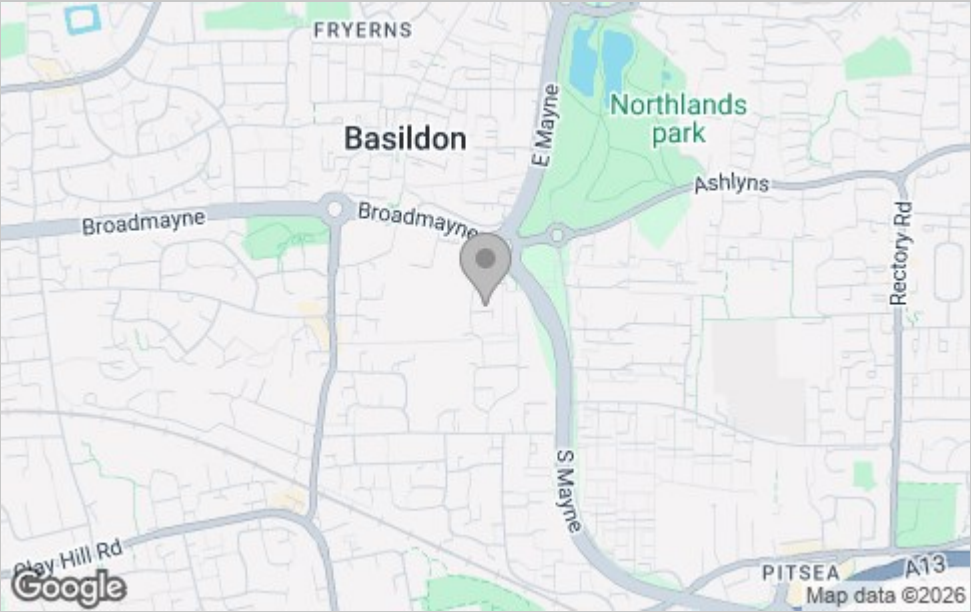
**Wealth of Communal Parking**



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

