bear
Estate Agents



Bear Estate Agents are pleased to bring to the market this well-proportioned two bedroom first-floor duplex apartment, conveniently situated within Laindon and offered with NO ONWARD CHAIN. Arranged across two floors, the property provides a practical and versatile layout, including a spacious lounge/diner, separate kitchen, two generously sized bedrooms and a three-piece bathroom suite. Further benefits include useful built-in storage throughout and two allocated parking spaces.

The property enjoys a convenient location close to local shops, schools and popular bus routes, whilst a Tesco Superstore is also within a short drive, providing easy access to everyday shopping facilities. Laindon Railway Station is approximately 1.3 miles away on foot, offering direct connections into London Fenchurch Street via the C2C rail service. Both the A127 and A13 are also within a short drive, providing convenient road links towards London, Southend and the surrounding areas.

- NO ONWARD CHAIN
- Two Bedroom First-Floor Duplex Apartment
- 1.3 Mile Walk to Laindon Railway Station
- Easy Access to the A127 and A13
- Spacious Lounge/Diner (17'2 x 13'4 Max)
- Separate Kitchen (6'10 x 7'10 Max)
- Generously Sized Bedroom One (16'10 x 13'4)
- Bedroom Two (8'8 x 10'1)
- Three-Piece Bathroom Suite
- Two Allocated Parking Spaces

Woodstock Gardens

Basildon

£220,000

2 1 1 D

Woodstock Gardens









Internally, the accommodation begins with an entrance hall, providing access to the main first-floor accommodation and housing the staircase leading to the second floor. The hallway offers a practical arrangement, allowing access to the individual rooms whilst providing a clear separation between the living and sleeping accommodation. The property also benefits from useful storage facilities, providing additional space for everyday household belongings.

The lounge/diner measures 17'2 x 13'4 at its maximum dimensions, providing a generously proportioned main reception room with ample space for both living and dining furniture. The room offers a comfortable environment for relaxing with family or entertaining guests, with its dimensions allowing for a practical arrangement of sofas, a television unit and additional furniture alongside a dedicated dining table. A particularly attractive feature is the bay window, which allows plenty of natural light into the room whilst adding character and creating a pleasant outlook. The combination of living and dining accommodation provides a versatile space which can be arranged to suit the preferences and requirements of the next owner.

Positioned just off the hallway is the kitchen, measuring 6'10 x 7'10 at its maximum dimensions, providing a dedicated space for cooking and food preparation. The kitchen benefits from an abundance of cupboard and storage space, offering practical facilities for organising kitchen equipment, utensils and everyday household essentials. Its layout allows for a convenient arrangement of kitchen units, appliances and worktop surfaces, making effective use of the available space. The kitchen's separate position from the lounge/diner also helps to maintain a distinction between the cooking and living areas.

Also situated on the first floor is Bedroom Two, measuring 8'8 x 10'1, providing a well-proportioned bedroom with room for a double bed and additional bedroom furniture. The room offers flexibility for a range of furniture arrangements, making it suitable for use as a bedroom for family members or guests. Alternatively, its proportions would allow for use as a dedicated home office or combined bedroom and workspace, depending on the requirements of the next owner. Its location on the main floor also provides convenient access to the bathroom and living accommodation.

Completing the first-floor accommodation is the three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin. The shower-over-bath arrangement provides the convenience of both bathing and showering facilities, making the room practical for everyday use. Its position off the hallway allows for convenient access from the main living accommodation and Bedroom Two, whilst also remaining accessible from the upstairs bedroom.

Moving upstairs, the second floor is occupied by the impressive Bedroom One, measuring 16'10 x 13'4. This generously proportioned double bedroom provides an excellent amount of space for a double bed and a wide range of additional bedroom furniture, including wardrobes, drawers and dressing furniture. The room's spacious dimensions also offer flexibility for incorporating a dressing area, home office setup or additional seating, depending on the requirements of the next owner.

Occupying its own floor, Bedroom One benefits from a greater degree of separation from the main living accommodation, creating a comfortable and private environment. This arrangement is particularly appealing for those seeking a spacious bedroom with the flexibility to accommodate additional furniture or a dedicated workspace.

The second floor also benefits from two useful storage cupboards positioned above the stairs, providing valuable additional space for clothing, household belongings and other everyday essentials. These cupboards offer practical storage without compromising the main bedroom area, further enhancing the functionality of the upstairs accommodation.

Externally, the property benefits from two allocated parking spaces, providing convenient off-street parking for residents. Having two dedicated spaces is a particularly practical feature for households with multiple vehicles and adds to the overall convenience of the apartment.

Overall, this two bedroom first-floor duplex apartment offers a comfortable and versatile arrangement of accommodation across two floors. The spacious lounge/diner, separate kitchen and two generously sized bedrooms provide practical living space, whilst the impressive second-floor bedroom and useful storage facilities further enhance the property's appeal. Combined with two allocated parking spaces, convenient access to local amenities and transport connections, and the added benefit of NO ONWARD CHAIN, the property presents an attractive opportunity for first-time buyers, downsizers and investors alike.

Agent Note: some photos have been virtually edited for illustration purposes.

Leasehold: 82 Years Remaining
Ground Rent: £15 Per Annum
Service Charge: £85 PCM

Council Tax Band: B (£1670.13)

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN

Two Bedroom First-Floor Duplex Apartment

Accommodation Arranged Across Two Floors

Located in Laindon

Close to Local Shops, Schools & Bus Routes

Short Drive to Tesco Superstore

1.3 Mile Walk to Laindon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A127 and A13

Entrance Hall

Spacious Lounge/Diner (17'2 x 13'4 Max)

Separate Kitchen (6'10 x 7'10 Max)

Generously Sized Bedroom One (16'10 x 13'4)





















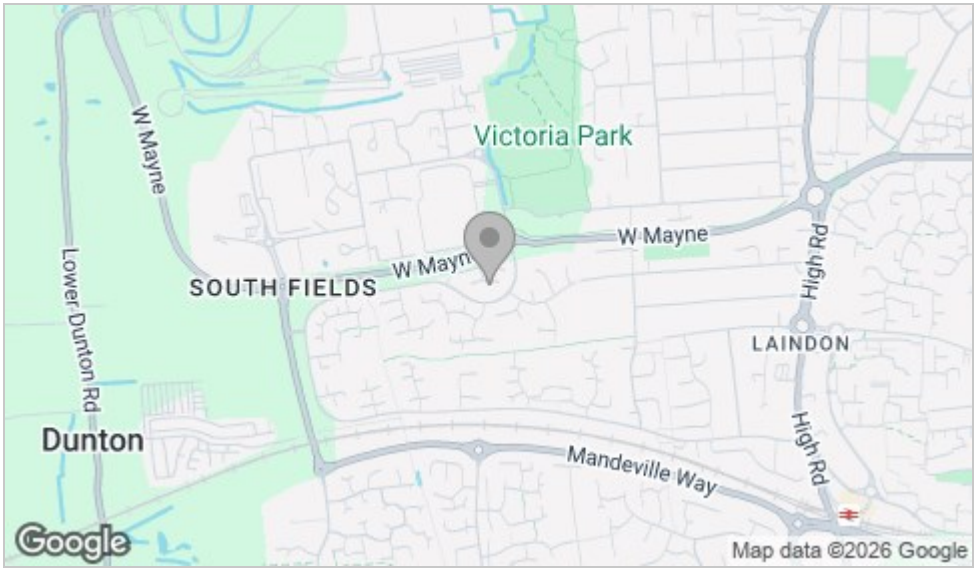
Floor Plan



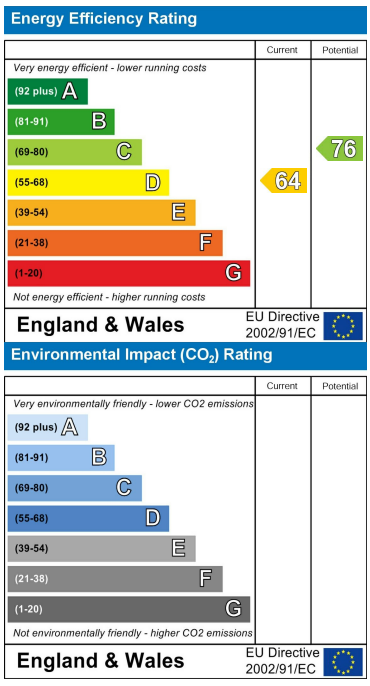




Area Map



Energy Efficiency Graph



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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

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