

# bear

*Estate Agents*



Bear Estate Agents are thrilled to bring to the market this deceptively spacious two bedroom, two reception room first floor maisonette which profits from a WEST-FACING BALCONY, allocated parking plus visitors parking.

- Two Bedroom First Floor
- Welcoming Entrance Hall Maisonette
- Living Room 15'1 x 8' Plus Dining Room 10'9 x 7'10
- Kitchen 7'2 x 6'6
- Master Bedroom 10'11 x 8'10 Plus Bedroom Two 7'9 x 7'7
- Bathroom 7'7 x 4'8
- West Facing Balcony
- Allocated Parking Plus Visitors Parking
- Walking Distance To Local Shops & Amenities
- Popular & Family Friendly Location

## Calvert Drive

Basildon

**£210,000**

Offers Over



# Calvert Drive



Internally the new owner will be greeted by the welcoming entrance hall which allows access to all of the remaining accommodation.

Worthy of special mention are the reception areas which offer the perfect environment in which to both entertain and relax. The living area measures 15'1 x 8' and opens onto and into the dining area, a further 10'9 x 7'10. This dining area opens onto the West Facing balcony, another fine feature within itself.

The smart kitchen suite measures a further 7'2 x 6'6. The kitchen offers a wealth of both worktop space and storage space.

Both bedrooms are sizeable, the master bedroom measures 10'11 x 8' with fitted wardrobes whilst bedroom two measures a further 7'9 x 7'7.

Completing the living accommodation is the bathroom suite which measures 7'7 x 4'8 and consists of the W/C, washbasin and bathtub with overhead shower.

Externally, there is sizeable west facing balcony, perfect for the warmer months.

There is also an allocated parking space plus visitors parking.

Situated within walking distance of local shops and amenities the location is great for convenience.

Internal viewings come strongly recommended so all that this home has to offer can be appreciated and acknowledged first hand.

Leasehold 85 Years Remaining.  
Service Charge £1,400 PA.  
Ground Rent £30 PA.  
Council Tax Band B.  
Amount £1,670.13.

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.

## Two Bedroom First Floor Maisonette

### Welcoming Entrance Hall

**Kitchen**  
7'2 x 6'6

**Living Room**  
15'1 x 8'

**Dining Room**  
10'9 x 7'10

### West Facing Balcony

**Master Bedroom**  
10'11 x 8'

**Bedroom Two**  
7'9 x 7'7

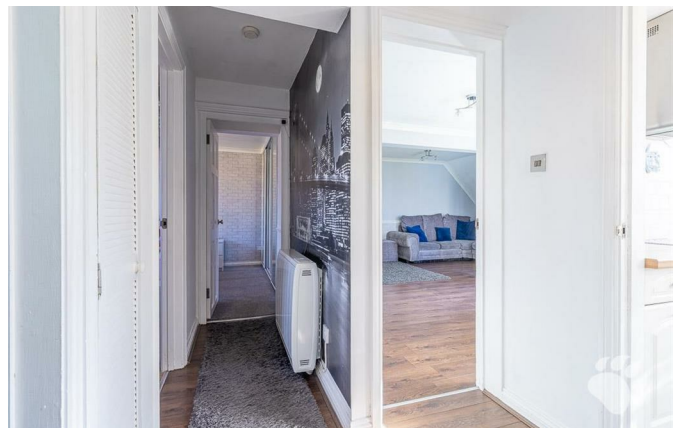
**Bathroom Suite**  
7'7 x 4'8

### Allocated Parking

### Visitors Parking

### Walking Distance To Local Shops & Amenities

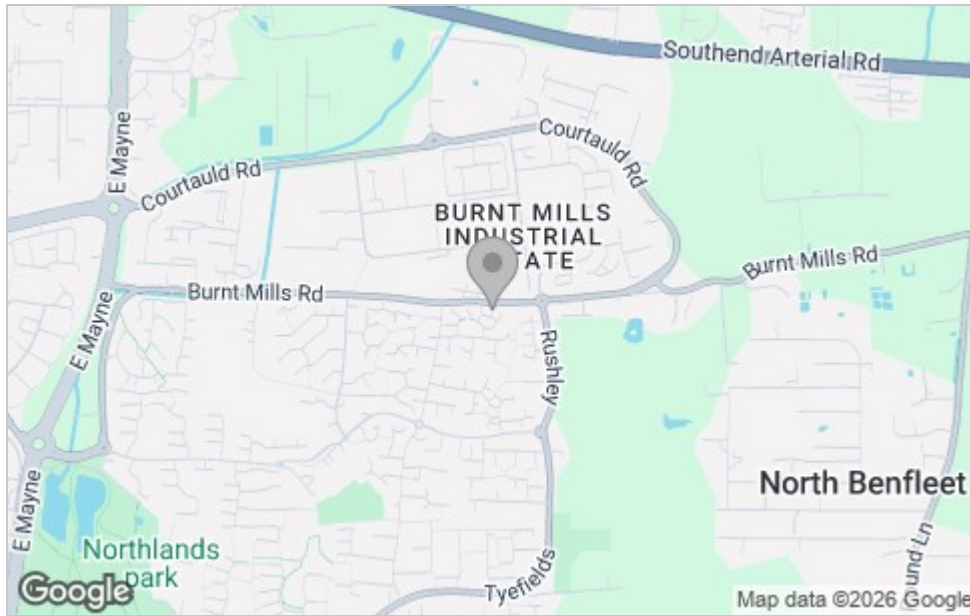
### Popular & Family Friendly Location



# 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

