



GUIDE PRICE \*\*£200,000 - £220,000\*\*  
Bear Estate Agents are thrilled to bring to the market, with NO ONWARD CHAIN, this beautifully presented and deceptively spacious two bedroom ground floor apartment which profits from being just a short walk from Laindon Rail Station providing direct links into London. The property is also within walking distance of local shops and amenities.

- Welcoming Entrance Hall
- Lounge/Diner 20' x 11'9
- Bathroom Suite 6'7 x 5'9
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London
- No Onward Chain
- Master Bedroom 10'8 x 9'10 Plus Bedroom Two 10'8 x 7'2
- Kitchen 8'10 x 5'9
- Allocated Parking Plus Visitors Parking
- Two Bedroom Ground Floor Apartment
- Fine Finish Throughout

## Copperfields

Laindon

**£200,000**

Guide Price



# Copperfields



Internally, the new owner will be greeted by a welcoming entrance hall which allows access to both double bedrooms, the family bathroom suite, kitchen and lounge come diner.

Both bedrooms are doubles which is a fine feature within itself, the master bedroom measures 10'8 x 9'10 whilst bedroom two measures a further 10'8 x 7'2.

Worthy of special mention is the lounge come diner which measures an impressive 20' x 11'9, offering the perfect environment in which to both entertain and relax.

The kitchen provides an abundance of both worktop space and storage space and measures 8'10 x 5'9.

Completing the living accommodation is the bathroom suite which measures 6'7 x 5'9 and consists of the bathtub with overhead shower, washbasin and W/C.

Externally there is an allocated parking space alongside a wealth of visitors parking. There are also communal garden areas too.

Situated within walking distance of local shops, amenities and rail links direct into London the location offers something for all ages.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended.

Leasehold - 89 Years  
Service & Maintenance - £1,800 PA  
Ground Rent - £100 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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Welcoming Entrance Hall**

### **Master Bedroom**

10'8 x 9'10

### **Bedroom Two**

10'8 x 7'2

### **Lounge/Diner**

20' x 11'9

### **Kitchen**

8'10 x 5'9

### **Bathroom Suite**

6'7 x 5'9

## **Allocated Parking**

## **Visitors Parking**

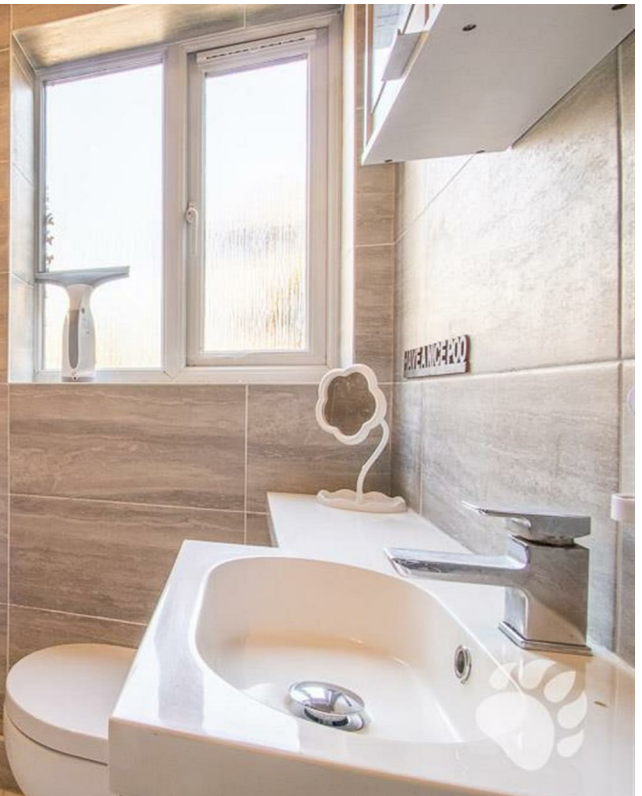
## **Walking Distance To Local Shops & Amenities**

## **Walking Distance To Rail Links Into London**

## **Two Bedroom Ground Floor Apartment**

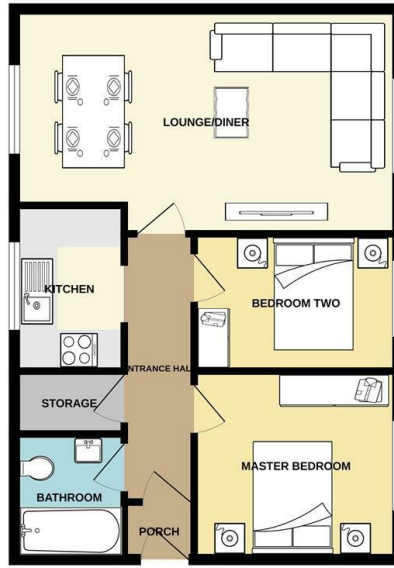
## **No Onward Chain**

**GUIDE PRICE £200,000 - £220,000**



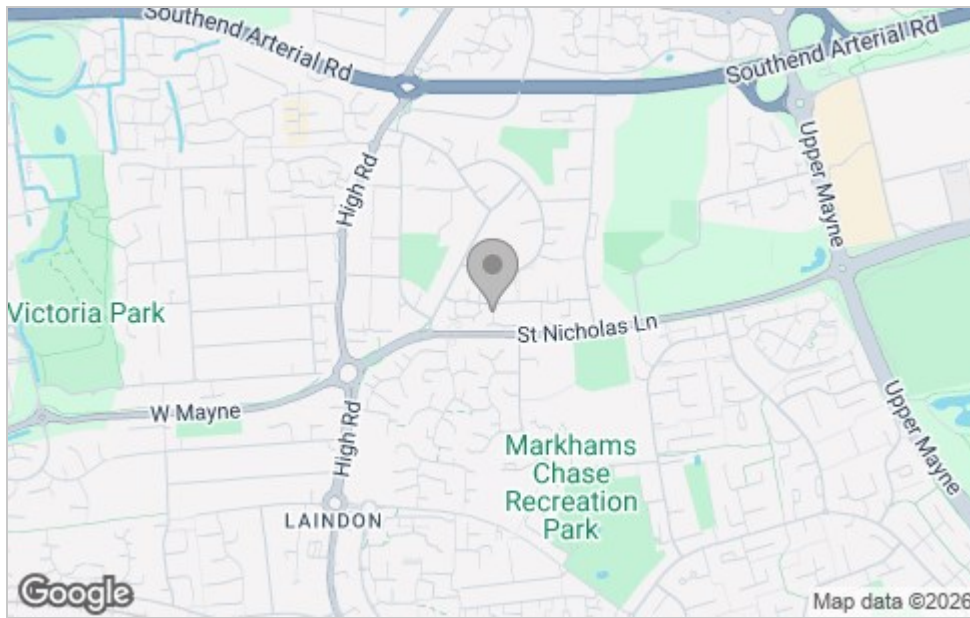
# Floor Plan

GROUND FLOOR

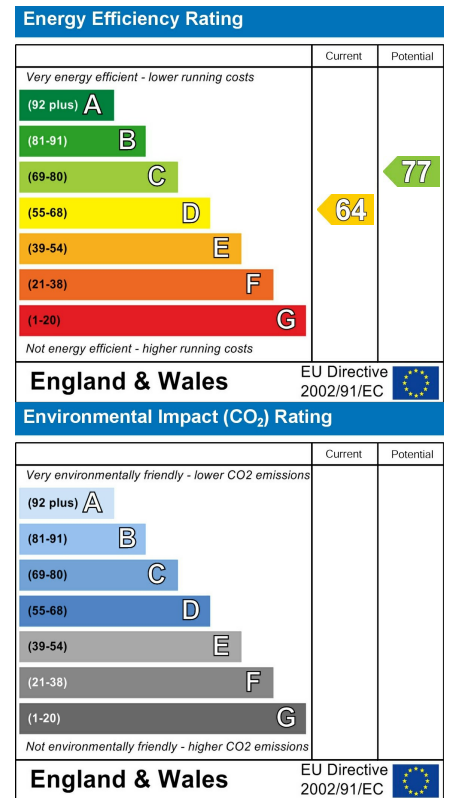


While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, symbols and appliances shown here are not intended to be taken as a guarantee as to their availability or efficiency can be given. Marked with a red circle.

# 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.

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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