

**To arrange a viewing contact us
today on 01268 777400**



Herschell Court, Basildon Offers in the region of £200,000

Aspire Estate Agents Basildon are delighted to offer this spacious and well-presented two double bedroom apartment, offered chain free with a long lease of approximately 984 years remaining. Situated in a highly convenient Basildon location (SS14), this property is ideal for first-time buyers, investors, and commuters alike.

The apartment is presented in excellent condition throughout and features a bright and modern layout, including a generous open-plan lounge and kitchen area, creating a superb space for both relaxing and entertaining.

Accommodation comprises two well-proportioned double bedrooms, both benefiting from Juliette balconies, with an additional Juliette balcony from the lounge, allowing for excellent natural light throughout. The master bedroom further benefits from its own ensuite shower room, complemented by a separate family bathroom.

Additional benefits include gas central heating, lift access to all floors, an allocated parking space, and an excellent EPC rating, ensuring efficient and comfortable living.

Herschell Court is ideally positioned within easy reach of a wide range of amenities. Nearby shopping facilities include Eastgate Shopping Centre, Basildon, local supermarkets such as Asda, Tesco Extra Pitsea, Aldi and Lidl, along with various cafés, restaurants, gyms, and healthcare services.

For commuters, the property is conveniently located for both Basildon Railway Station and Pitsea Railway Station, providing regular C2C services into London Fenchurch Street. Excellent road links are also available via the A13, A127 and M25, making travel across Essex and into London straightforward.

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Entrance Hall -

Open Plan Lounge Kitchen - 4.04 > 3.53 x 5.29 (13'3" > 11'6" x 17'4") -

Master Bedroom - 3.63 x 3.53 (11'10" x 11'6") - Built in wardrobe, Juliette balcony , access to ensuite

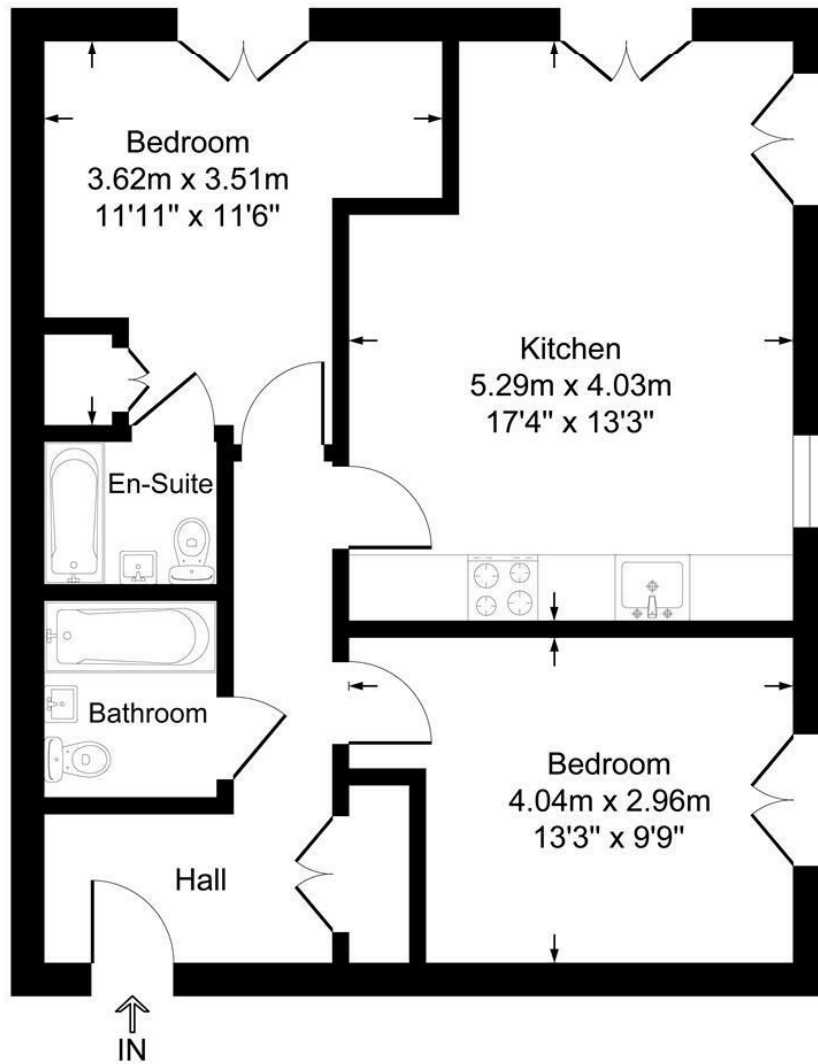
Bedroom Two - 3.93 >2.94 x 2.85 (12'10" >9'7" x 9'4") - Juliette balcony

Bathroom - 2.06 x 1.7 (6'9" x 5'6") -

Exterior - Allocated parking -

Herschell Court

Approximate Gross Internal Floor Area = 61.3 sq m / 660 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.