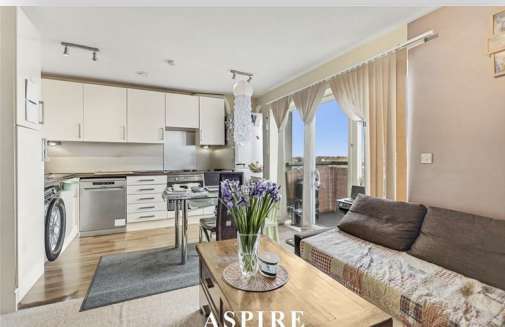


**To arrange a viewing contact us  
today on 01268 777400**



## **Station Lane, Basildon Guide price £230,000**

Aspire Estate Agents Basildon are pleased to present this fantastic two bedroom sixth floor apartment, ideally situated in a prime and highly convenient location. This well presented home offers modern living, making it an excellent choice for both first time buyers and investors alike.

The property features a bright and spacious open plan lounge and kitchen, designed for both everyday living and entertaining, with direct access onto a private balcony providing pleasant elevated views. There are two well proportioned bedrooms and a modern bathroom, all accessed via a welcoming entrance hall with secure intercom entry.

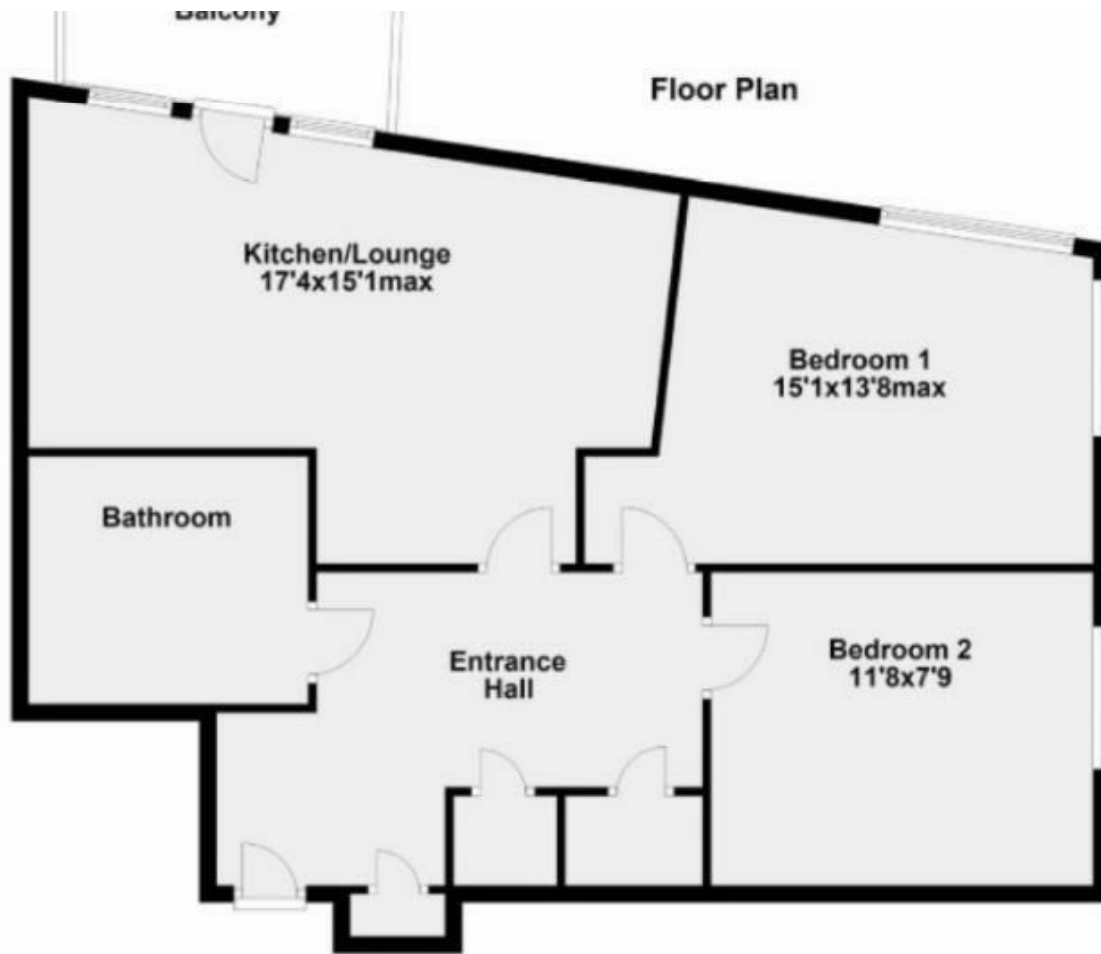
Further benefits include lift access to all floors, a gated underground allocated parking space, and access to a communal roof terrace, perfect for relaxing or socialising.

Perfectly positioned just a short walk from Pitsea railway station on the C2C line, the property offers excellent transport links into London. Tesco supermarket and a range of local amenities are close by, along with easy access to the A13, A130 and A127.

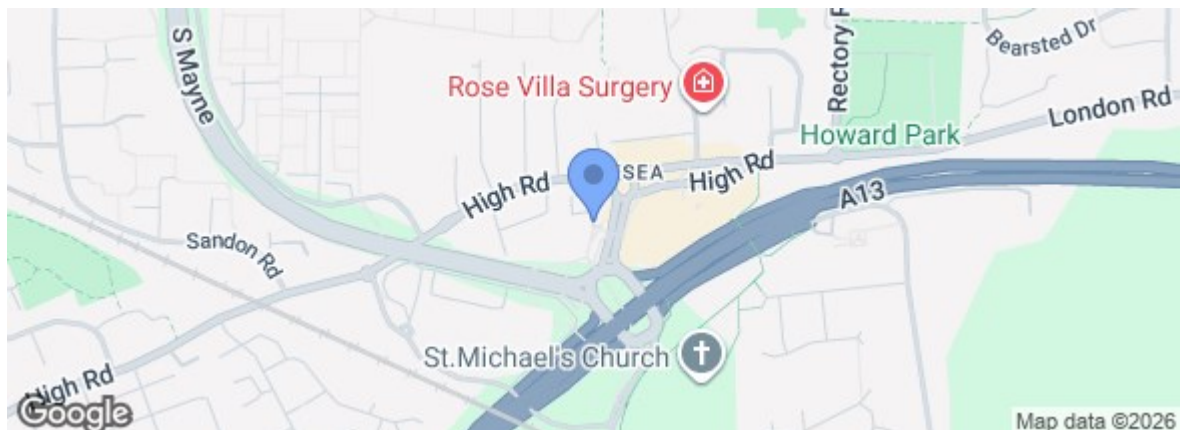
With approximately 112 years remaining on the lease, low ground rent, and strong rental potential, this property presents a fantastic opportunity to step onto the ladder or expand an investment portfolio.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Gated underground allocated parking space Secure bike  
Shed Lift access to all floors Approximate 112 year lease  
remaining. Monthly Ground Rent: £16.67 Monthly  
Service Charge: £175.72 Council Tax Band: C Local  
Authority: Basildon



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.