

# bear

*Estate Agents*



Bear Estate Agents are delighted to bring to the market this two-bedroom first floor apartment, situated within the highly desirable Noak Bridge area. Offering spacious accommodation throughout alongside excellent transport links, this home is perfectly suited to first-time buyers, commuters and investors alike.

The property enjoys a convenient location close to local shops, well-regarded schools and popular bus routes. Basildon Sporting Village and Festival Leisure Park are both within easy reach, whilst Basildon Railway Station is also nearby, providing direct links into London Fenchurch Street via the C2C rail service. For those travelling by car, the A127 is just a

short drive away, offering straightforward access into London and the surrounding areas.

- Two-Bedroom First Floor Apartment
- Close Proximity to Basildon Railway Station
- Kitchen
- Two Double Bedrooms
- Car Port to the Rear and Allocated Parking Space to the Front
- Highly Sought After Noak Bridge Location
- Entrance Hall with Storage Cupboard
- Spacious Lounge/Diner
- Three-Piece Bathroom Suite
- Communal Outdoor Space

## Durban Lane

Basildon

**£290,000**

Offers In Excess Of



# Durban Lane



## Description

Internally, the apartment is accessed via a welcoming entrance hall which benefits from a useful storage cupboard, providing practical additional storage.

The kitchen offers ample cupboard and worktop space, creating a practical and functional cooking environment with plenty of room for everyday food preparation.

The lounge/diner provides a bright, spacious reception area with ample room for both lounge and dining furniture, making it an ideal space for relaxing or entertaining guests.

The property boasts two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility to suit a variety of lifestyles.

The accommodation is completed by a three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin.

Externally, the apartment benefits from one allocated parking space to the front, together with a car port to the rear. Residents also enjoy access to communal outdoor space.

Overall, this well-positioned apartment combines generous living accommodation, excellent transport links and a sought-after location, making it an excellent opportunity for a wide range of buyers.

Leasehold: 85 Years Remaining  
Ground Rent: £35 Per Annum  
Service Charge: £120 PCM

Council Tax Band: B (£1670.13)

Agent Note: Out of respect for the vendor's privacy, internal photographs have not been included. Please

contact Bear Estate Agents for further information or to arrange a viewing.

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 Apartment**

**Highly Sought After Noak Bridge Location**

**Close to Shops Schools and Bus Routes**

**Close to Basildon Sporting Village**

**Close to Festival Leisure Park**

**Close Proximity to Basildon Railway Station**

**Direct Links to London Fenchurch Street**

**Easy Access to the A127**

**Entrance Hall with Storage Cupboard**

**Kitchen**

**Spacious Lounge/Diner**

**Two Double Bedrooms**

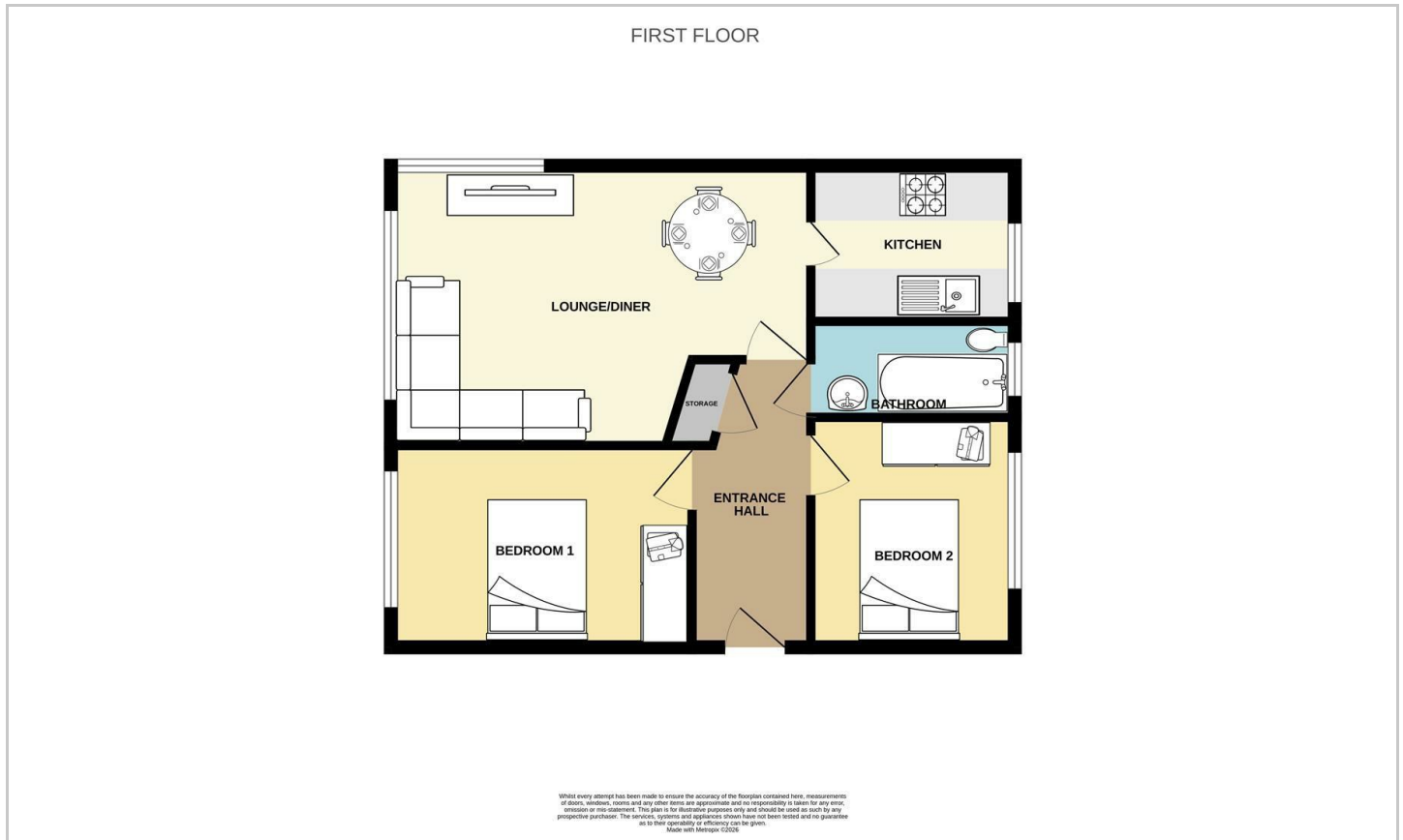
**Three-Piece Bathroom Suite**

**Car Port**

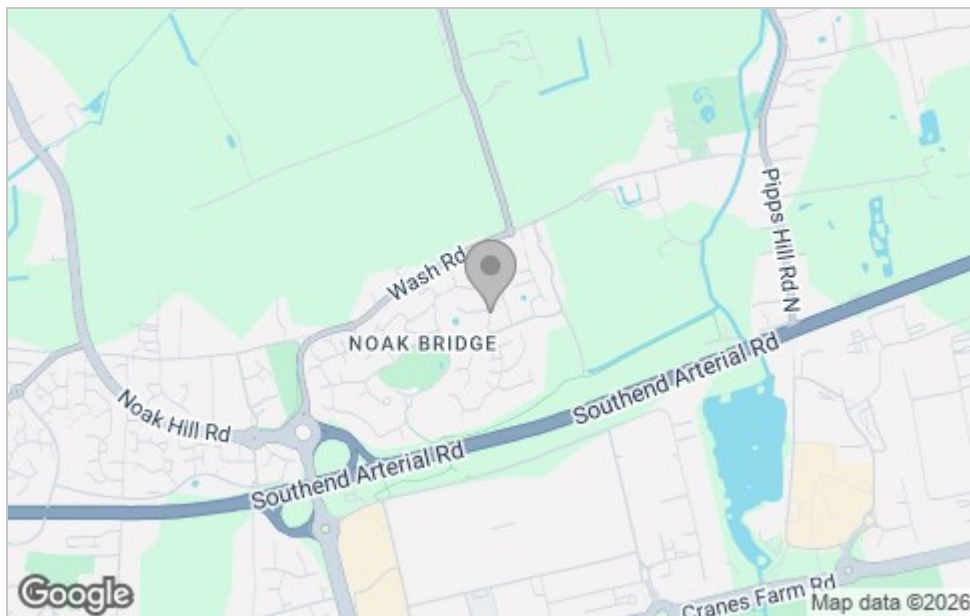
**Allocated Parking Space**

**Communal Outdoor Space**

# 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.

# Energy Efficiency Graph

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

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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