



NO ONWARD CHAIN! GUIDE PRICE £200,000 - £210,000. Bear Estate Agents are thrilled to bring to the market this well cared for and brilliantly located TWO bedroom FIRST FLOOR flat, situated in the heart of LAINDON! Copperfields is a quaint road, popular with buyers for its spacious flats and quiet location. Within walking distance are local shops, local schools and popular bus routes. Laindon railway station is also only 0.9 miles away, creating easy access to London Fenchurch Street on the reliable C2C rail service.

- NO ONWARD CHAIN!
- First Floor Flat
- Kitchen (9'7 x 6'6)
- Bedroom 2 (9'8 x 12'11)
- Ample Storage
- GUIDE PRICE £200,000 - £210,000
- Lounge (10'4 x 14'7)
- Bedroom 1 (10'3 x 14'6)
- Three-Piece Bathroom
- Allocated Parking Space

Copperfields

Laindon

£200,000

Guide Price



Copperfields



Internally, this home begins with its own entrance hall which sits at the heart of the property and provides access to all other rooms. The lounge is a bright and airy room, measuring 10'4 x 14'7 and boasting a feature bay window and a further window to assist the intake of natural light throughout the day. Adjoining the lounge is the kitchen which offer ample cupboard and surface space as well as a large pantry/storage cupboard. Both bedrooms can comfortably fit a double bed, measuring 10'3 x 14'6 and 9'8 x 12'11 respectively with bedroom 2 also benefiting from a built-in cupboard. The bathroom is a three-piece suite comprised of shower over bath, toilet and sink. There is also a large car park to the front of this block with bays for all residents allocated to each apartment.

These homes on Copperfields have always been very popular and only by an internal inspection can this home be truly appreciated, so call us today to range a viewing!

Council Tax Band: B (£1670.13)

Lease Length: 89 years

Service Charge: £1800 per annum

Ground Rent: £80 per annum

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.

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GUIDE PRICE £200,000 - £210,000

First Floor Flat

Entrance Hall

Lounge (10'4 x 14'7)

Kitchen (9'7 x 6'6)

Bedroom 1 (10'3 x 14'6)

Bedroom 2 (9'8 x 12'11)

Three-Piece Bathroom

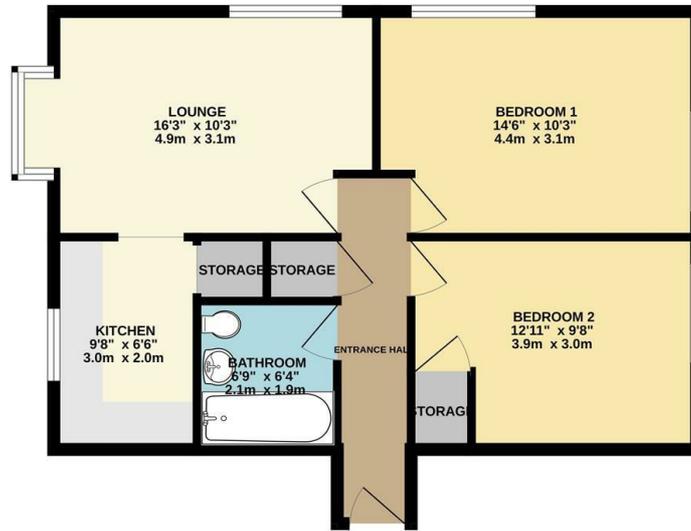
Ample Storage

Allocated Parking Space



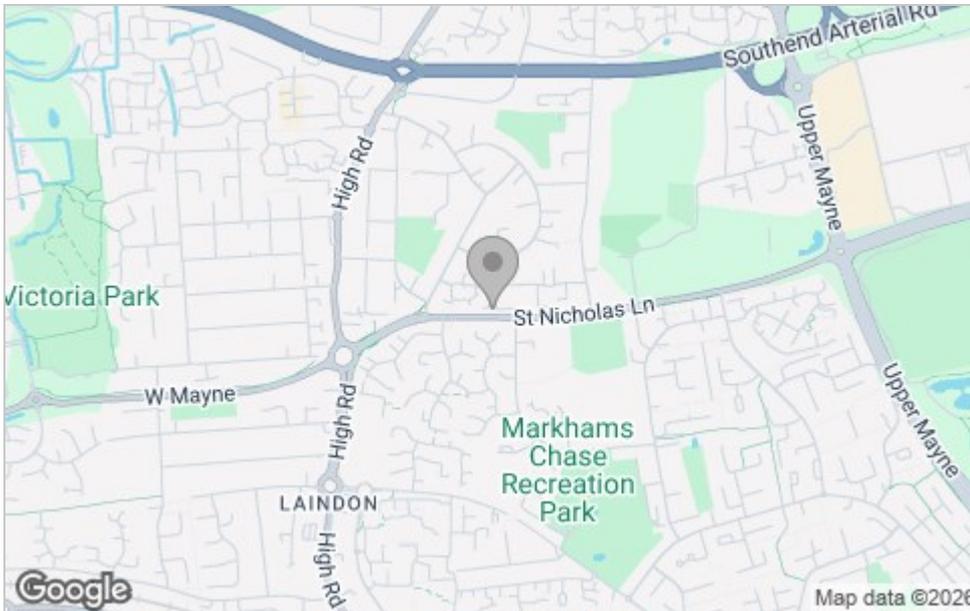
Floor Plan

1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

