



## Warwick Crescent, Basildon

Guide Price £200,000



- Well presented one bedroom ground floor apartment
- Offered for sale with no onward chain
- Approximate 111 year lease remaining
- Allocated parking space
- Located on popular Dunton Fields
- Easy access to shops/local amenities and A13/M25 road links
- Entrance via communal door with secure intercom entry
- Entrance hall, bathroom, bedroom, lounge/diner and kitchen
- Ideal first time purchase or investment opportunity



**\*GUIDE PRICE £200,000 - £220,000\***

**One-bed ground-floor flat with lounge/diner, handy kitchen, and comfy bedroom. Allocated parking included (yes, really). Move-in ready, no onward chain, and perfect for first-time buyers or savvy investors.**

Nestled in the sought-after area of Dunton Fields, this well-presented one-bedroom ground floor flat on Warwick Crescent is an excellent opportunity for first-time buyers or investors alike. Offered for sale with no onward chain, this property boasts an approximate 111-year lease, ensuring peace of mind for prospective owners.

Upon entering, you are greeted by a secure communal door with intercom entry, leading into a welcoming entrance hall. The flat features a comfortable lounge/diner, perfect for relaxation or entertaining guests. The kitchen is conveniently located, providing a functional space for culinary pursuits. The bedroom is well-sized, offering a tranquil retreat, while the bathroom is neatly appointed to cater to your daily needs.

One of the standout features of this property is the allocated parking space, a rare find in such a desirable location. Residents will appreciate the easy access to local shops and amenities, making daily errands a breeze. Furthermore, the proximity to the A13 and M25 road links ensures that commuting to nearby towns and cities is both convenient and efficient.

This charming flat is not only a delightful home but also presents a promising investment opportunity in a thriving area. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely flat your own.



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**THE SMALL PRINT:**

Length of Lease: 111 years remaining  
Annual Ground Rent: tbc  
Monthly Service Charge: tbc  
Freeholder: tbc  
Council Tax Band: B  
Local Authority: Basildon

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



