



Bear Estate Agents are excited to bring to the market this stunning one bedroom top floor (second floor) apartment, ideally positioned within the popular Gough Court development in the heart of Laindon. Offering bright and spacious accommodation throughout, this home is perfectly suited to first-time buyers, commuters and investors alike.

Gough Court enjoys a highly convenient location within walking distance of local shops, schools and popular bus routes, whilst Laindon Railway Station is also within easy reach, 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 convenient access into London and beyond.

- One Bedroom Top Floor Apartment
- Close to Laindon Railway Station
- Open Plan Kitchen/Lounge/Diner (22'2 x 10'2)
- Three Piece Bathroom Suite
- Visitor Parking Bays
- Walking Distance to Shops Schools and Bus Routes
- Direct Links to London Fenchurch Street
- Double Bedroom with Fitted Wardrobe (10'10 x 11'0 Max)
- Allocated Parking Space
- Ideal First Time Purchase or Investment Opportunity

King Edward Road

Basildon

£220,000



King Edward Road



Internally, the property begins with a welcoming entrance hall which houses a useful airing cupboard, providing additional storage.

The open-plan kitchen/lounge/diner measures an impressive 22'2 x 10'2 and forms the heart of the home. The kitchen offers ample cupboard and worktop space along with fitted appliances, creating a practical cooking environment, whilst the lounge and dining area provides a bright and versatile living space with plenty of room for both relaxing and entertaining. The generous proportions of the room allow for a natural flow between each area, making it ideal for modern living.

The bedroom measures 10'10 x 11'0 at its maximum dimensions and is a well-proportioned double bedroom, benefitting from a fitted wardrobe which provides excellent built-in storage whilst maintaining generous floor space for additional furniture.

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

Externally, the property benefits from an allocated parking space within the residents' car park, alongside additional visitor parking bays in the car park and to the front of the development.

Overall, this attractive apartment combines spacious accommodation, excellent transport links and a highly convenient location, making it a fantastic opportunity for a range of buyers.

Lease Length: 114 Years Remaining
Ground Rend: Approx £150 PA
Service Charge: Approx £105.50 PCM

Council Tax Band: B (£1670.13)

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.

One Bedroom Top Floor Apartment

Located Within the Popular Gough Court Development

Walking Distance to Shops Schools and Bus Routes

Close to Laindon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A127

Entrance Hall with Airing Cupboard

Open Plan Kitchen/Lounge/Diner (22'2 x 10'2)

Double Bedroom with Fitted Wardrobe (10'10 x 11'0)

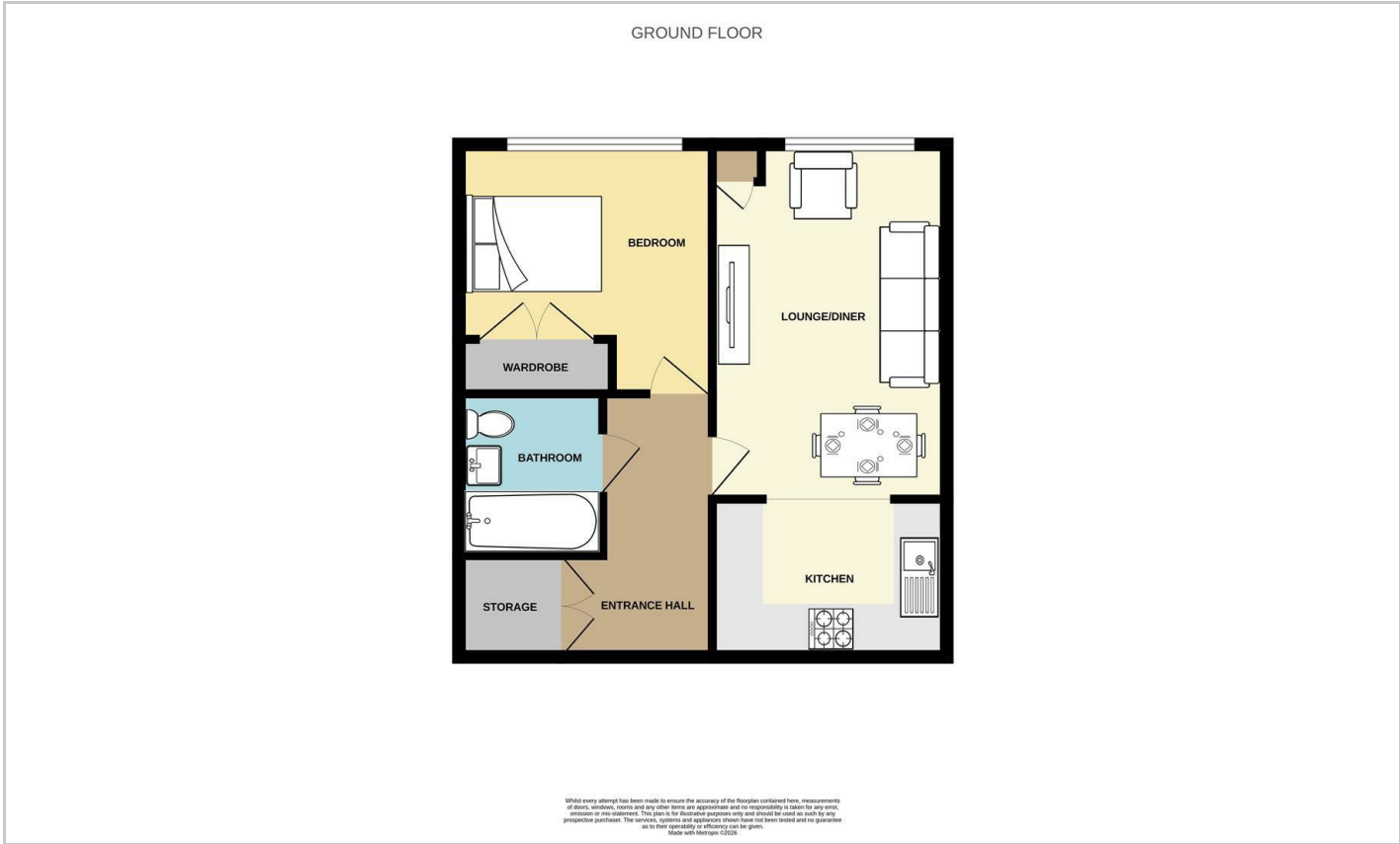
Three Piece Bathroom Suite

Allocated Parking Space

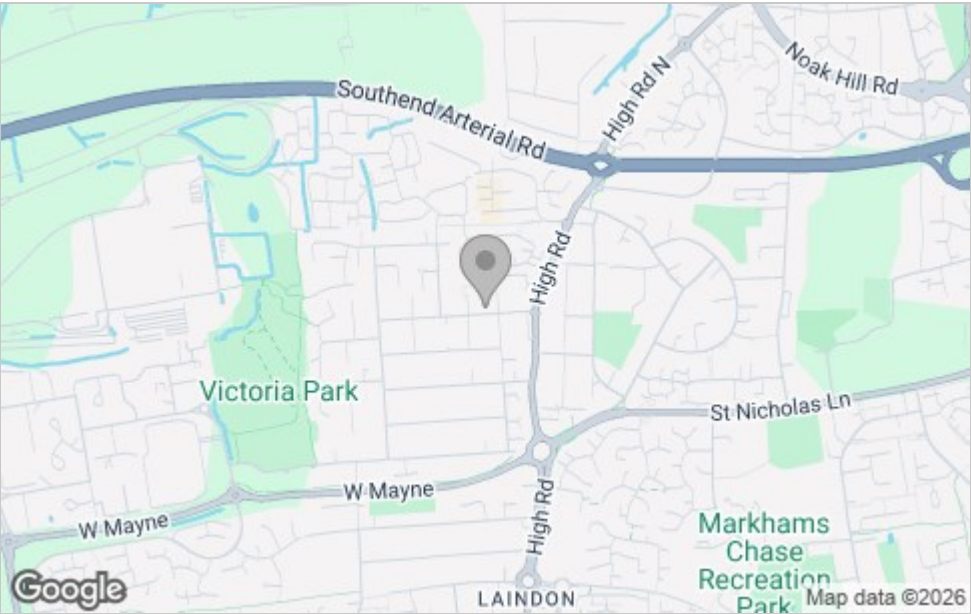
Visitor Parking Bays



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

