

To arrange a viewing contact us  
today on 01268 777400



## Clayburn Circle, Basildon Guide price £200,000

\*\*\*GUIDE PRICE OF £200,000-£230,000\*\*\*

Aspire Estate Basildon are delighted to present this well-presented two-bedroom first floor flat, offering bright and modern living and ready for immediate occupation—making it an ideal purchase for both first-time buyers and investors alike.

The property benefits from excellent natural light throughout and features a spacious master bedroom with fitted wardrobes and a modern en suite bathroom complete with a bath and overhead shower. The second bedroom is a well-proportioned double, ideal for guests or a home office. In addition, the flat offers a contemporary family shower room, providing added convenience and practicality.

The living accommodation is thoughtfully laid out and finished to a good standard, creating a comfortable and functional living space. The property further benefits from a newly installed boiler, offering improved efficiency and peace of mind for the new owner.

Externally, residents enjoy an allocated parking space within a secure gated car park, accessed via electric gates, along with additional visitor bays.

Conveniently located approximately 1.5 miles from Basildon Train Station, the property benefits from excellent transport links via the c2c line into London Fenchurch Street. A variety of local amenities are close by, while popular bus routes offer easy access throughout Basildon and surrounding areas.

Families will appreciate the proximity to local schools, including Fairhouse Community Primary School just 0.4 miles away and Cherry Tree Primary School approximately 2.3 miles from the property.

Overall, this is a fantastic opportunity to purchase a low-maintenance home in a well-connected and popular location.

First Floor Flat

Entrance Hall:

Living Room: (4.17m x 3.61m / 13'8 x 11'10)

Kitchen: (2.51m x 2.16m / 8'3 x 7'1)

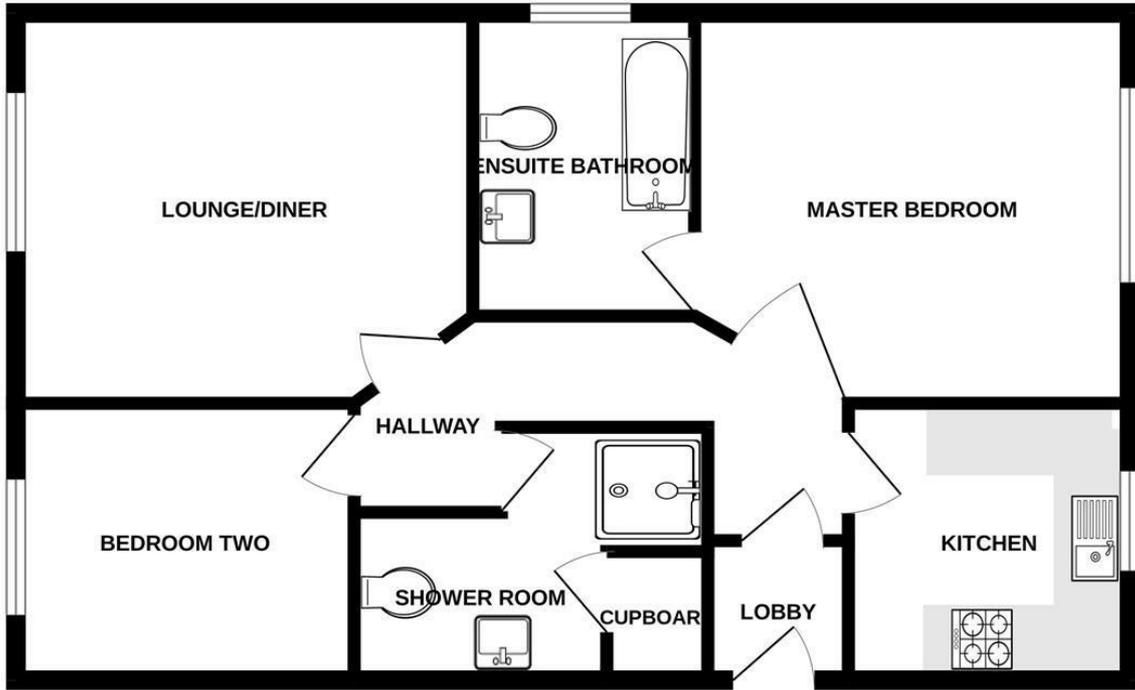
Bedroom One: (3.99m x 3.53m / 13'1 x 11'7)

En-Suite:

Bedroom Two: (3.05m x 2.69m / 10'0 x 8'10)

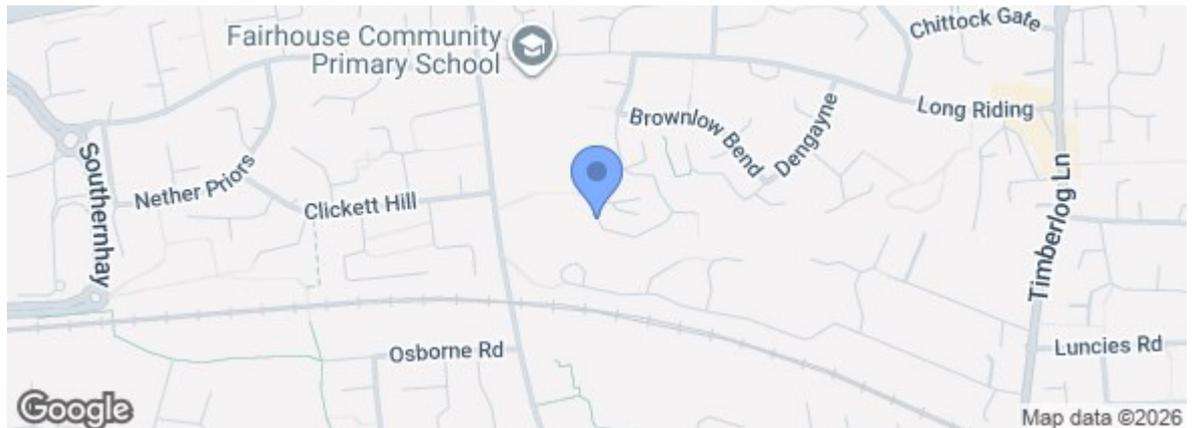
Shower room:

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	76	79
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		



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.