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today on 01268 777400**



## Clayburn Circle, Basildon Guide price £220,000

\*\*\*GUIDE PRICE OF £220,000-£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. 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)

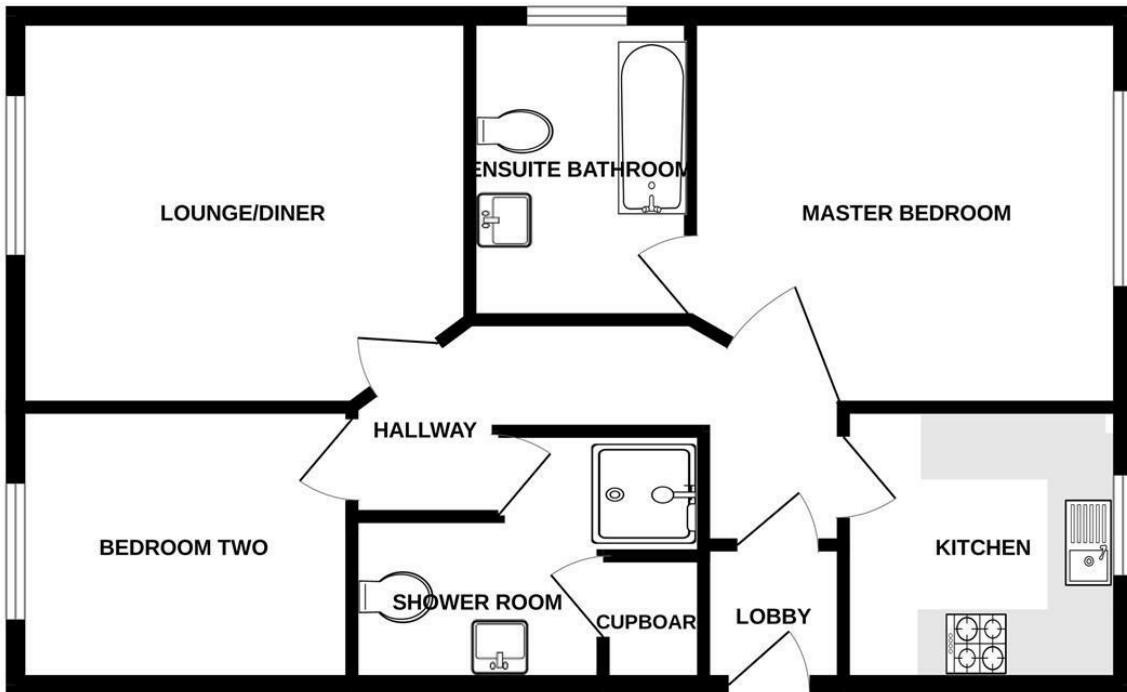
Bedroom One: (3.99m x 3.53m / 13'1 x 11'7)

### En-Suite:

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

### Shower room:

## GROUND FLOOR

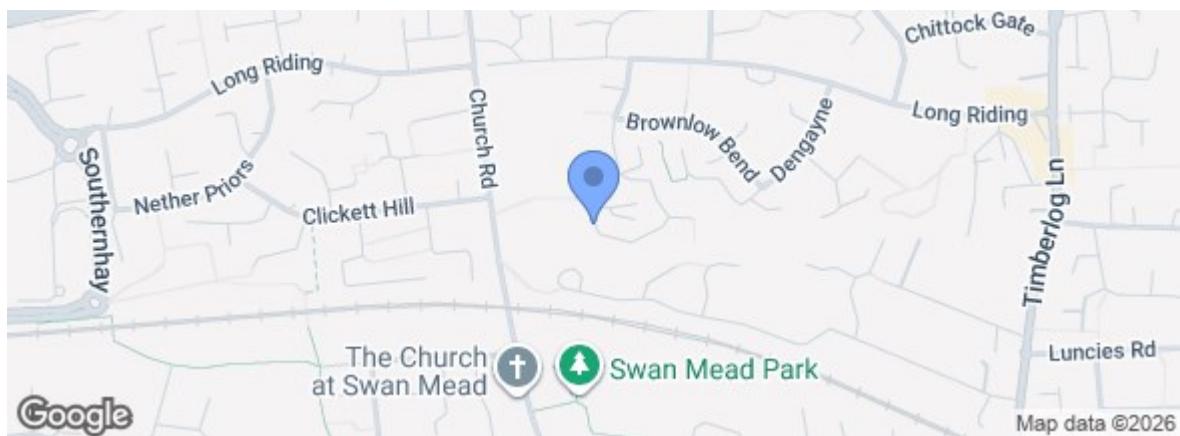


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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