

**To arrange a viewing contact us
today on 01268 777400**



Station Lane, Basildon Asking price £230,000

Aspire Estate Agents Basildon are delighted to present this well-presented seventh-floor, two-bedroom apartment, offering 112 years remaining on the lease and available for full ownership—making it an excellent opportunity for first-time buyers, commuters, and investors alike.

Internally, the property features a bright and spacious open-plan kitchen and living area, with French doors opening onto a Juliet balcony, allowing for plenty of natural light and creating a modern, airy feel throughout. The kitchen is stylish and functional, complete with integrated appliances and additional space for white goods.

The apartment further comprises two well-proportioned bedrooms, a contemporary bathroom suite, a central hallway, and useful built-in storage.

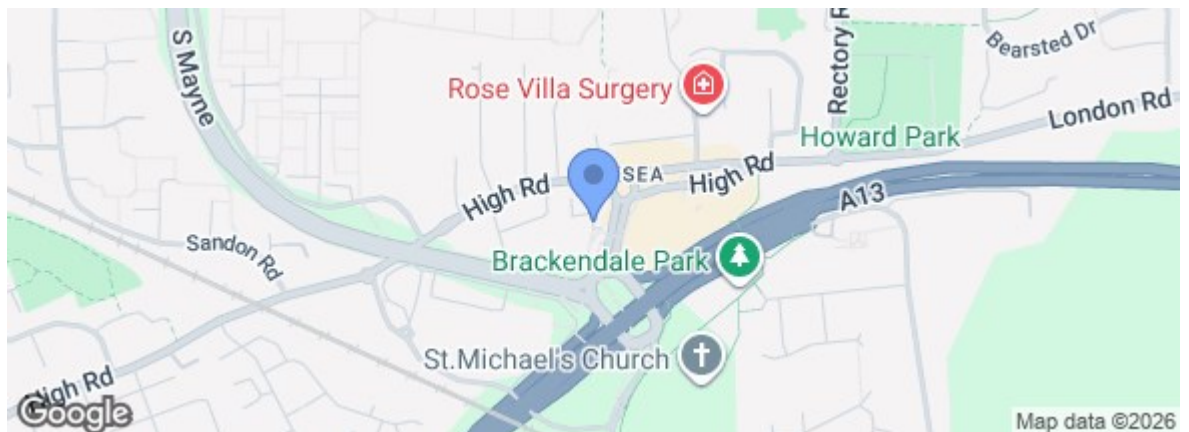
Additional benefits include lift access, an allocated parking space, and a well-maintained development, offering both comfort and convenience.

Ideally located, the property is just a short walk from Pitsea Train Station, providing direct links into London Fenchurch Street, making it perfect for commuters. A range of local amenities including supermarkets, shops, and easy access to the A13 are all within close proximity.

This is a fantastic opportunity to acquire a modern, conveniently located apartment with excellent transport links—early viewing is highly recommended.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.