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ASPIRE



## Mynchens, Basildon Offers in the region of £170,000

Aspire Estate Agents are delighted to bring to the market this well presented one-bedroom first floor apartment, ideally located within walking distance of the town centre and rail links offering direct access into London. This fantastic home is perfect for first-time buyers, commuters or investors, and benefits from a modern finish throughout and a lengthy lease in excess of 114 years.

Internally, the property welcomes you with an inviting entrance hall complete with useful storage cupboards, providing access to all rooms within the apartment.

The master bedroom measures 11'2 x 10'8 and benefits from fitted wardrobes, offering excellent storage while maintaining a spacious feel.

Positioned opposite the bedroom is the modern bathroom suite measuring 6'8 x 6'7, comprising a bathtub with overhead shower, wash basin and W/C, finished in a clean and contemporary style.

The main living accommodation is formed by the impressive open-plan lounge/diner and kitchen, creating a comfortable and social space ideal for both relaxing and entertaining. The lounge/diner measures 13' x 10'5, while the kitchen measures 8'6 x 8'3 and offers ample worktop and storage space.

Externally, residents can enjoy communal garden areas along with a wealth of on-street parking available nearby.

Located in a popular and convenient setting close to the town centre, the property provides easy access to local shops, amenities and rail links direct into London, making it an excellent opportunity for commuters.

Internal viewings are highly recommended to fully appreciate everything this well-presented home has to offer.

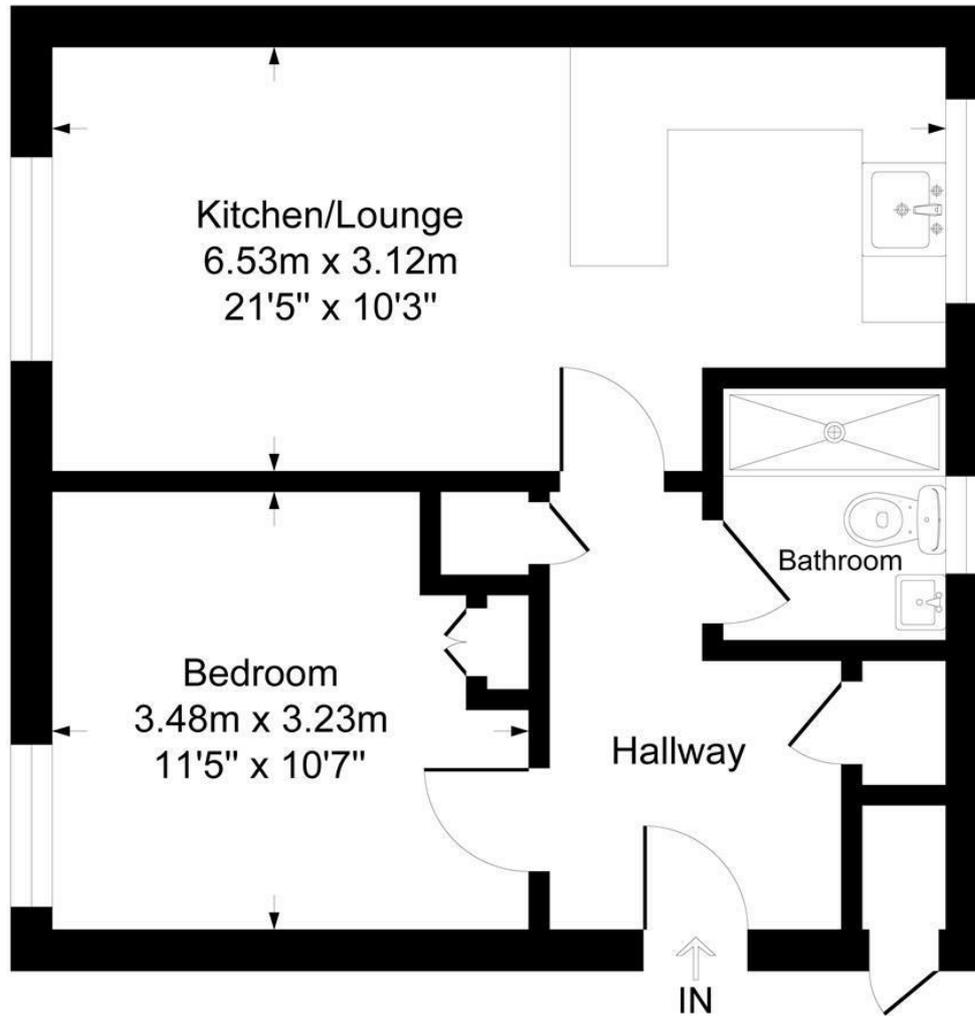
Leasehold – 114 Years Remaining

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# Mynchens

Approximate Gross Internal Floor Area = 42.4 sq m / 457 sq ft



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 <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	



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.