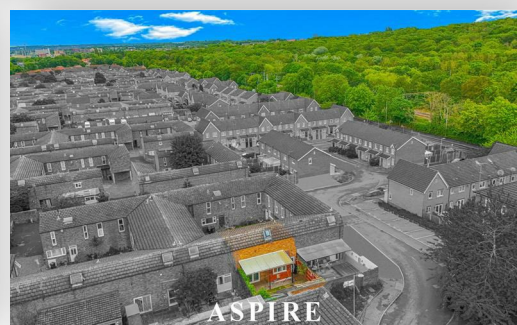
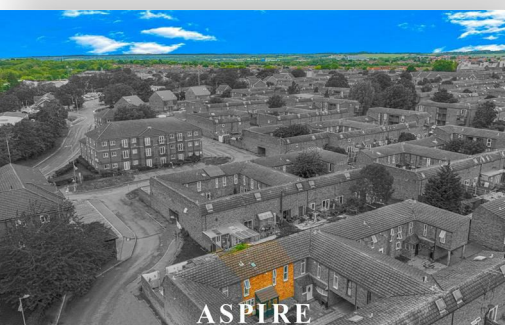


To arrange a viewing contact us  
today on 01268 777400



## Beeston Courts, Basildon £1,700 Per month

Aspire Estate Agents are delighted to offer this well-presented three-bedroom family home situated within the popular Beeston Courts development in Laindon, Basildon.

The property offers spacious and versatile accommodation throughout, comprising a bright and welcoming lounge, a fitted kitchen with ample worktop and storage space, and a convenient ground floor WC. Upstairs, the property benefits from three well-proportioned bedrooms and a modern family bathroom.

Externally, the home enjoys a private rear garden, ideal for outdoor entertaining and family use. The property is located within easy reach of local shops, schools, bus routes and Laindon Station, making it an excellent choice for commuters and families alike. Beeston Courts is conveniently positioned close to everyday amenities and transport links, with Laindon Station offering direct services into London.

Available to move into soon, this property is expected to attract strong interest. Early viewing is highly recommended.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)



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.