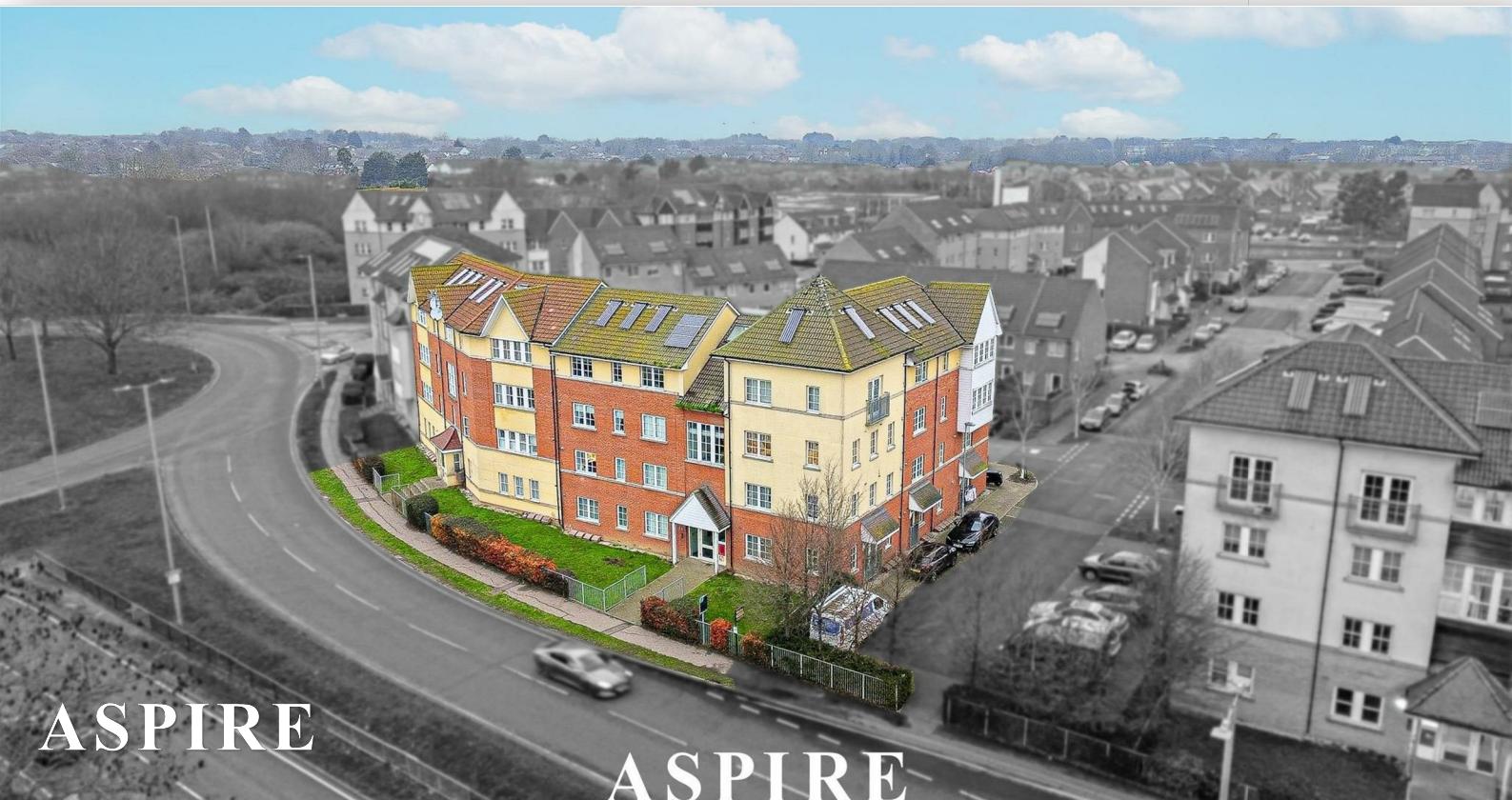


**To arrange a viewing contact us  
today on 01268 777400**



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## **Gainsborough Close, Basildon Guide price £180,000**

Guide Price £180,000 - £190,000

Aspire Estate Agents are pleased to present this stylish and well maintained one bedroom third floor apartment, offered to the market with no onward chain. Built in 2012, the property is set within a well-kept development in the heart of Basildon, making it an ideal choice for first-time buyers, investors, or commuters.

Gainsborough Close is conveniently positioned close to a variety of local shops, reputable schools, and regular bus services. Pitsea and Basildon Railway Station are close by both offering direct C2C rail links into London Fenchurch Street. For those travelling by car, the A13 and A127 are easily accessible, providing excellent connections to London and surrounding areas. The building itself is attractively maintained and benefits from lift access to all floors, ensuring ease and convenience for residents.

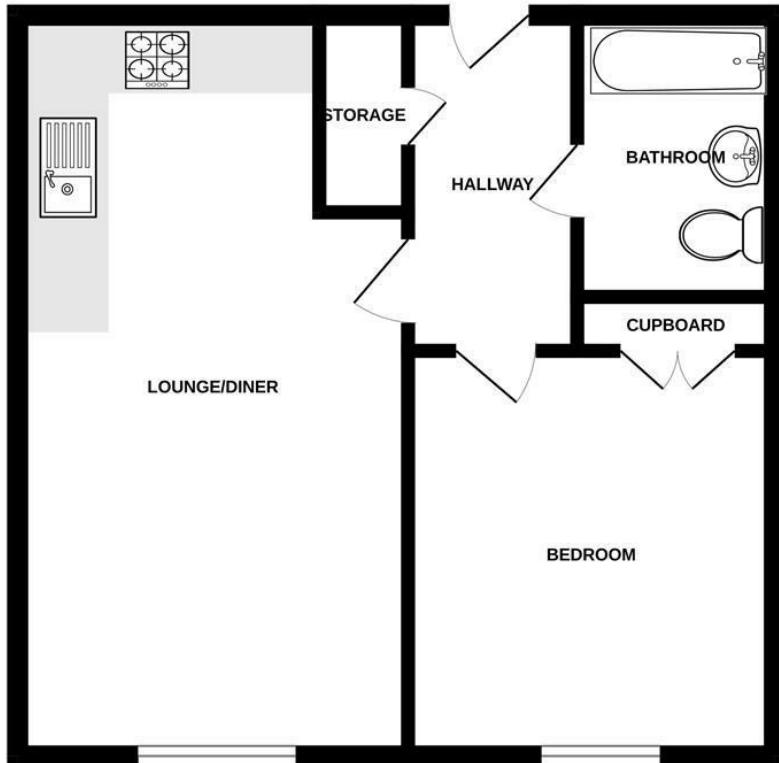
Inside, the apartment features a welcoming entrance hallway with access to all rooms. The accommodation comprises a modern bathroom, a well-proportioned bedroom, and a bright open-plan living area seamlessly combined with a fully integrated kitchen, creating a comfortable and contemporary living space ideal for both relaxing and entertaining.

This property is sure to gain plenty of interest so contact the team and book your viewing slot.

Lease term remaining: 988 years remaining  
Ground Rent: £100 per annum  
Service Charge: £546 per quarter



## GROUND FLOOR



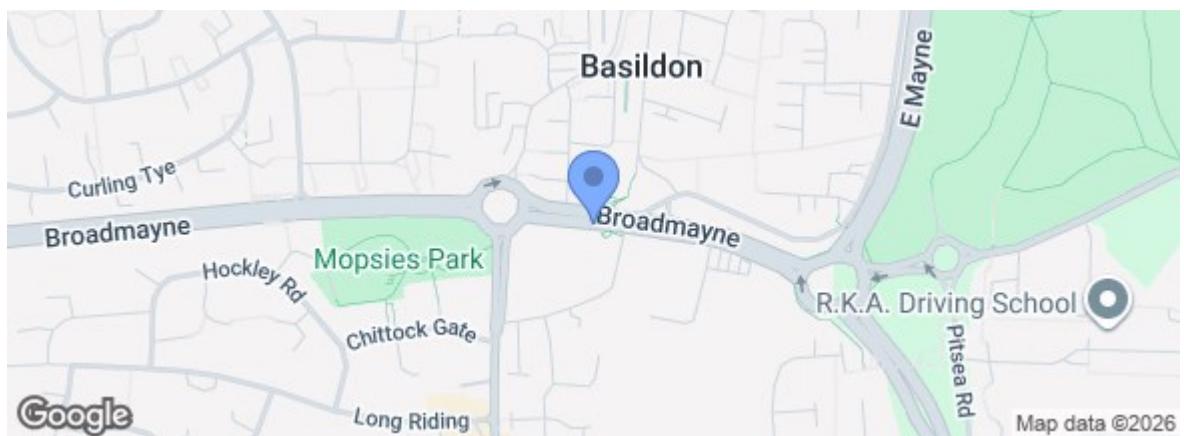
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, symbols and fixtures and fittings 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	83	83
(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		



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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.