

To arrange a viewing contact us
today on 01268 777400



Victoria Road, Basildon Guide price £160,000

Aspire Estate Agents Basildon are pleased to present this beautifully maintained one-bedroom ground floor apartment, ideally located in the highly sought-after Laindon West area. Guide Price £160,000 - £180,000

Positioned in a peaceful setting away from busy roads, this spacious apartment offers comfortable and modern living throughout. The property features a welcoming entrance hall with excellent built-in storage, a generous double bedroom, a contemporary shower room, and a bright lounge/dining area perfect for relaxing or entertaining. The stylish fitted kitchen is well-designed and provides ample workspace and storage.

Further benefits include modern double glazing, an updated gas combi boiler, attractive décor throughout, and plentiful communal parking for residents and visitors. The property also enjoys access to pleasant communal gardens.

A major advantage is the exceptionally long lease with approximately 178 years remaining, providing long-term security and making this an excellent first-time purchase or investment opportunity.

Conveniently located within easy reach of local shops, Victoria Park, Four Seasons Restaurant, Laindon Train Station, and excellent transport links to the A127, this apartment offers both convenience and lifestyle appeal.

Early viewing is highly recommended.

www.aspireestateagents.co.uk

Council Tax Band: A (£1,496 per annum)

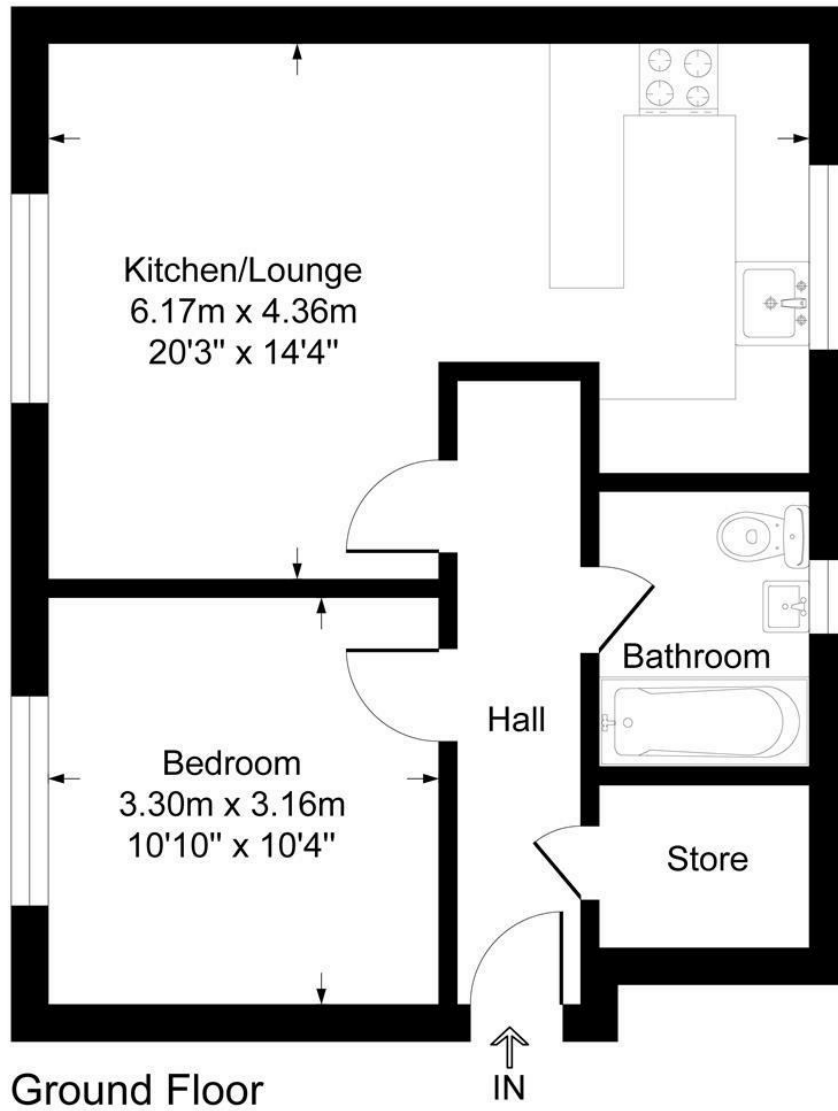
EPC Rating: C

Lease Remaining: Approximately 178 Years

Service Charge & Ground Rent: Approximately £1,142.13
per annum (including building insurance)

Victoria Road

Approximate Gross Internal Floor Area = 47.3 sq m / 509 sq ft



Ground Floor

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		76	79
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.