

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



Beeston Courts, Basildon Asking price £220,000

TENANT IN SITU ACHIEVING GOOD RENTAL INCOME - Aspire Estate Agents Basildon are delighted to present this superb two double bedroom top floor apartment, perfectly positioned in a sought-after location and enjoying stunning southerly facing views across the beautiful Langdon Hills Nature Reserve. Offered for sale with a tenant in situ, this property represents an excellent investment opportunity for buy-to-let investors seeking a well-maintained home in a highly convenient location.

Ideally situated approximately a five-minute walk from Laindon Station, the property provides excellent transport links into London Fenchurch Street, making it particularly attractive to commuters. A range of local shops, amenities, and bus services are also within easy reach, ensuring day-to-day convenience.

Internally, the apartment is presented to a high standard throughout and offers spacious, well-proportioned accommodation. The welcoming entrance hall leads through to a bright and airy lounge/dining room, which benefits from a Juliet balcony and enjoys an abundance of natural light together with attractive elevated views towards the nature reserve.

The modern fitted kitchen has been thoughtfully designed to maximise both storage and workspace, creating a practical environment for everyday living. There are two generous double bedrooms, both of which feature fitted wardrobes, providing excellent built-in storage solutions. The contemporary bathroom is well-appointed and finished to a good standard.

Further benefits include gas central heating, a boarded loft space offering valuable additional storage, an allocated parking space, and access to a communal garden for residents to enjoy.

Combining spacious accommodation, excellent transport links, attractive surroundings, and an established tenancy, this impressive apartment presents a fantastic opportunity for investors looking to acquire a quality property in a popular and well-connected area.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	77
(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.