

To arrange a viewing contact us  
today on 01268 777400



## Station Lane, Basildon Asking price £57,500

Aspire Estate Agents Basildon are pleased to present this well-presented seventh-floor, two-bedroom apartment, offering 112 years remaining on the lease and available to purchase via 25% shared ownership or full ownership—making it an ideal opportunity for first-time buyers, commuters, and investors alike.

The 25% share is available at £57,500, with a monthly rent of £359.36 payable on the remaining share, alongside a combined service charge and ground rent of £173.44 per month.

Internally, the apartment boasts a bright and spacious open-plan kitchen and living area, enhanced by French doors opening onto a Juliet balcony, allowing for an abundance of natural light. The modern kitchen is well-equipped with integrated appliances and offers additional space for white goods.

The accommodation further comprises two well-proportioned bedrooms, a contemporary bathroom suite, a central hallway, and convenient built-in storage.

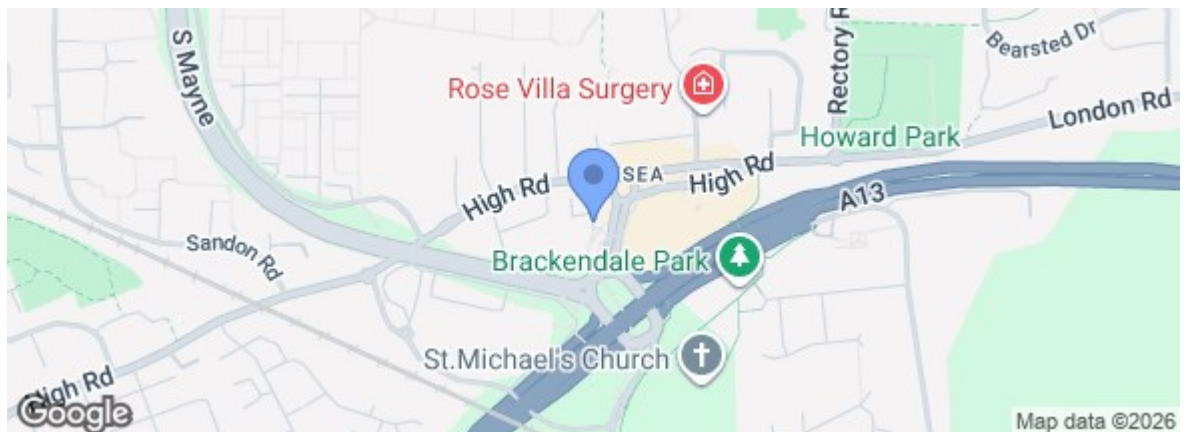
Additional benefits include lift access, an allocated parking space, and a well-maintained development, ensuring both comfort and convenience.

Perfectly positioned, the property is just a five-minute walk from Pitsea Train Station, providing direct links to London Fenchurch Street in approximately 35 minutes. A range of local amenities including Tesco Extra, Aldi, and easy access to the A13 are all within close proximity.

This is a fantastic opportunity to secure a modern, well-located apartment with flexible purchasing options—early viewing is highly recommended.



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.