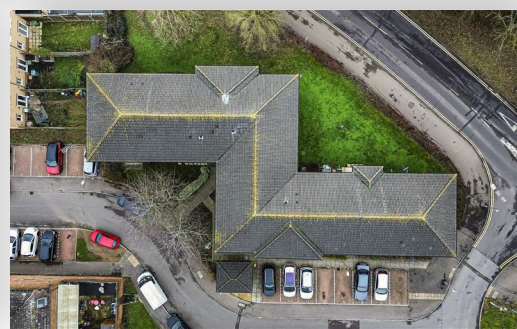


*To arrange a viewing contact us
today on 01268 777400*



Beeston Courts, Basildon £230,000

Aspire Estate Agents Basildon are delighted to present this superb two double bedroom top floor apartment, enjoying a southerly facing aspect overlooking the Langdon Hills Nature Reserve.

The property is ideally located approximately a five-minute walk from Laindon Station, providing convenient access to London Fenchurch Street, as well as local shops and bus services.

Beautifully presented throughout, the accommodation offers a spacious lounge/diner with Juliet balcony, a smart fitted kitchen, and two generous double bedrooms, both benefiting from fitted wardrobes. The bathroom is modern and well-appointed, while additional features include gas central heating, boarded loft space providing excellent storage, and a designated parking space.

Residents also benefit from access to a communal garden, making this an excellent choice for commuters, first-time buyers, or investors alike.

An early viewing is highly recommended to fully appreciate the space, outlook, and convenient location this impressive apartment has to offer.

www.aspireestateagents.co.uk

Communal Entrance

Second Floor

Entrance Hall

Bedroom One

10' x 9'7" (3.05m x 2.92m)

Bedroom Two

9'7" x 9'2" (2.92m x 2.8m)

Bathroom

Lounge / Kitchen

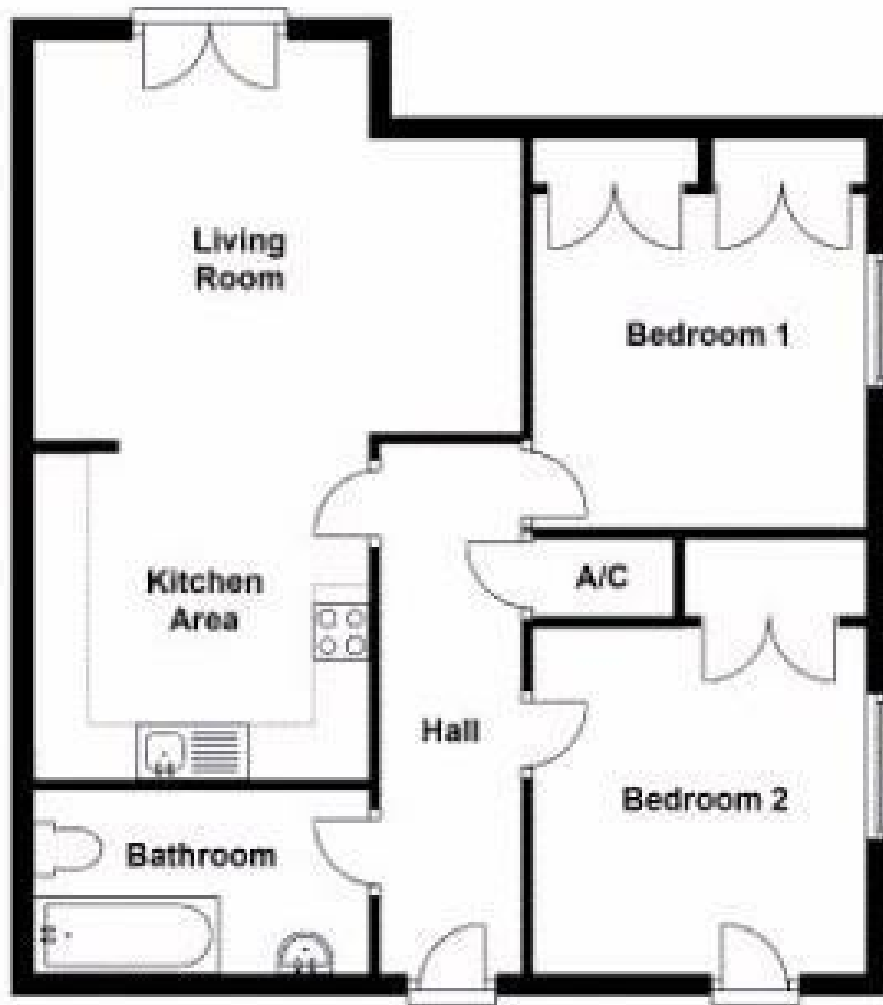
21'4" x 14' > 9'9" (6.5m x 4.27m > 2.97m)

External

Allocated parking space

Communal garden

Bin store



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		75	77
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.