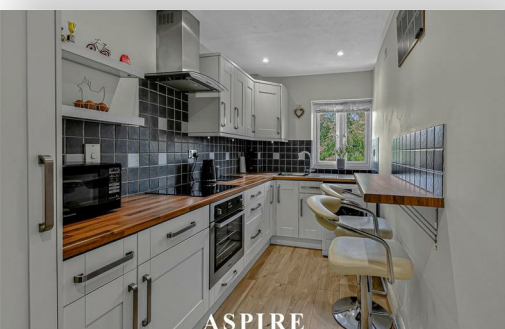


**To arrange a viewing contact us
today on 01268 777400**



Copperfields, Basildon Offers in the region of £180,000

Aspire Estate Agents are delighted to present this immaculate one double bedroom second floor apartment, ideally located within the highly sought-after Copperfields development in Laindon. Beautifully maintained and presented in true show home condition throughout, this stylish home offers modern, comfortable living with excellent transport links and local amenities nearby.

The accommodation comprises a welcoming entrance hall, a bright and spacious lounge diner with a dedicated study area, a generously sized double bedroom, a contemporary fitted kitchen, and a luxurious bathroom suite with shower over bath. Every room has been thoughtfully updated and maintained to an exceptional standard, creating a home that is ready to move straight into.

Further benefits include recently installed double glazing, upgraded radiators throughout, a secure entry phone system, and a substantial loft space providing excellent additional storage. Externally, the property enjoys allocated parking along with ample visitor parking.

Conveniently positioned close to Laindon Station and offering easy access to the A127, this outstanding apartment is perfectly suited to first-time buyers, commuters, or investors seeking a quality property in a popular residential location.

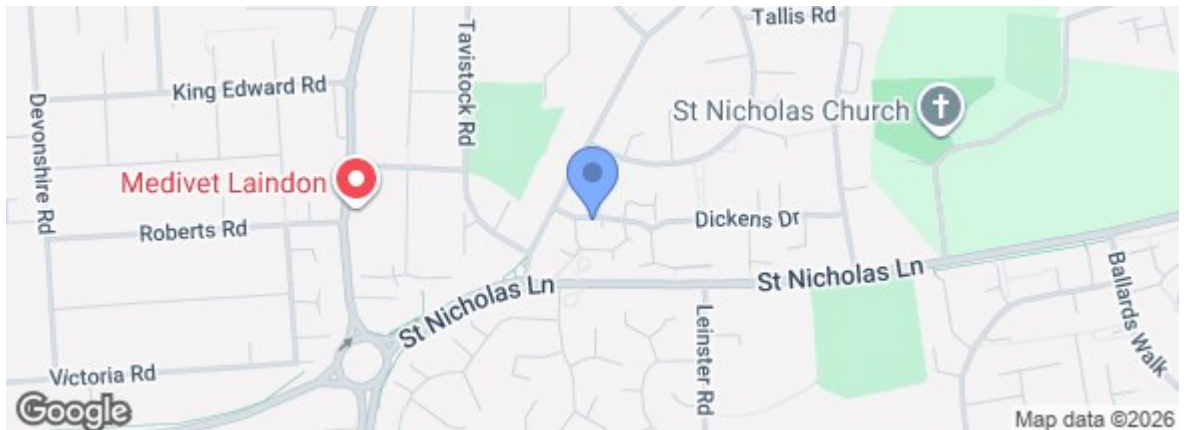
Ground Rent - £80 Per Year
Service Charge - £1718.28 Per Year

Cooperfields

Approximate Gross Internal Floor Area = 46.7 sq m / 503 sq ft



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 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.