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today on 01268 777400**



Abbots Court, Basildon Guide price £250,000

Aspire Estate Agents Basildon are delighted to present this beautifully presented two-bedroom ground-floor maisonette, situated in the sought-after area of Noak Bridge. Lovingly maintained by the current owner, this home benefits from a private rear garden, allocated off-street parking, and additional visitors parking, all set within a peaceful cul-de-sac. Offered with no onward chain, it presents a fantastic opportunity for first-time buyers or those looking to downsize without compromising on outdoor space or location. Guide Price: £250,000 - £275,000

The property is accessed via a secure entrance porch, leading into a bright and welcoming lounge/diner measuring 15'3" x 12'11" (4.65m x 3.94m). Dual aspect windows flood the room with natural light, creating a warm and inviting space ideal for both relaxing and entertaining. The lounge/diner flows seamlessly into the kitchen area, which offers a generous range of worktop and storage space, making it both practical and functional for everyday living.

Externally, this home boasts its own private garden, perfect for outdoor dining, relaxing, or gardening. The property also includes an allocated parking space, as well as convenient visitors parking within the cul-de-sac.

Located in the highly desirable Noak Bridge area, this property enjoys a quiet yet well-connected setting. Pippis Hill Retail Park, Barleylands Farm Park & Village, and Basildon Sporting Village are all within close reach. Commuters will benefit from easy access to both Billericay and Basildon mainline train stations, offering fast rail links into London, as well as convenient road access to the A127. The home is also within easy reach.

Property Information

Tenure: Leasehold – Approx. 95 years remaining

Service & Maintenance Charges: £1,680 per annum
(inclusive of ground rent)

Council Tax Band: B – Approx. £1,670.13 per annum

Accommodation

Two Bedroom Maisonette

Secure Entrance Porch

Lounge/Diner: 4.65m x 3.94m (15'3" x 12'11")

Kitchen Area: 2.57m x 2.36m (8'5" x 7'9")

Inner Hallway

Master Bedroom: 3.48m x 2.95m (11'5" x 9'8")

Bedroom Two: 2.95m x 2.06m (9'8" x 6'9")

Bathroom: 2.11m x 2.11m (6'11" x 6'11")

Outside

Private Garden

Allocated Parking

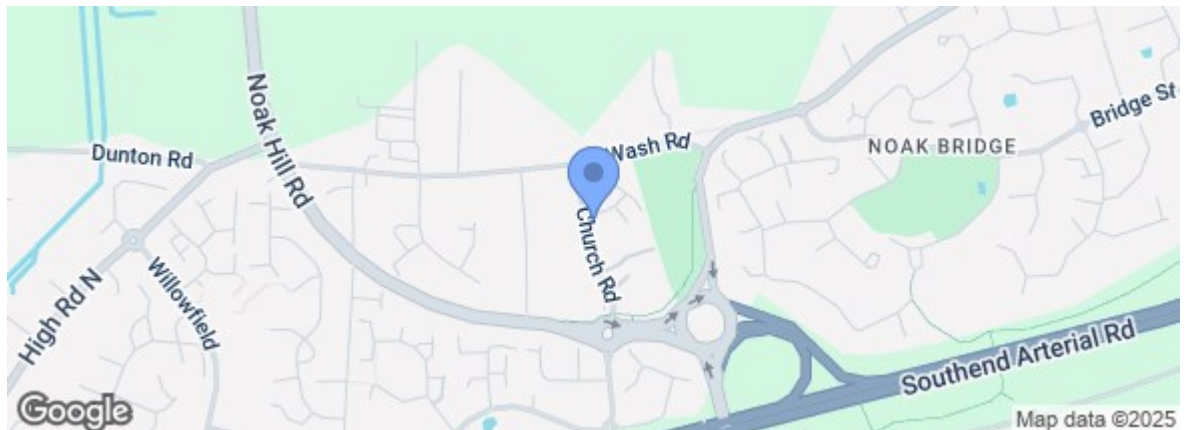
Visitors Parking

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 123219

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.