



NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this incredibly well cared for, TWO bedroom, first floor (top floor) flat! School Avenue is a key road amongst the highly sought after, Dunton Fields estate and this flat is positioned within walking distance of local shops, local schools and popular bus routes! This flat is also only a 1 mile walk to Laindon railway station, which helpfully connects London Fenchurch Street on the reliable C2C rail service. There are also fantastic road links with the A127 and A13 a short drive away in each direction, giving access to M25 in a matter of minutes.

School Avenue

Basildon

£240,000

- First Floor/Top Floor Two Double Bedroom Apartment
- Master Bedroom 10'10 x 9'2 With Fitted Wardrobes Plus Bedroom Two 10'3 x 8'4
- Incredible 18'5 x 11'6 open Plan Kitchen/Living & Dining Area
- Allocated Parking Plus Visitors Parking
- Popular & Family Friendly Development
- Inviting Entrance Hall Complete With Large Storage Cupboard
- Family Bathroom Suite 7'2 x 5'8
- Loft Access
- Lengthy Lease - 109 Years Remaining
- Walking Distance To Local Shops, Amenities And Rail Links Direct Into London



School Avenue



The internal layout of this home begins with an entrance hall which sits at the heart of the home and adjoins all other rooms. The living room in this home is completely open-plan, combining the lounge, kitchen and dining areas in a modern fashion. This room measures 18'5 x 11'6 at maximum dimensions and boasts modern kitchen fittings with integrated appliances as well as French doors leading to a Juliette balcony.

The bedrooms are also great sizes and both comfortably fit a double bed. Bedroom 1 measures 10'10 x 9'2 and benefits from a fitted wardrobes, and bedroom 2 measures a respectable 10'3 x 8'4. The family bathroom is a three-piece suite comprised of shower over bath, toilet and sink.

This home is also sold with an allocated parking space and a visitors parking space!

These homes have traditionally sold very quickly, so call us today to organise a viewing and see all of the benefits first hand!

Council Tax Band: C (£1908.72)
Lease Length: 109 years
Ground Rent: £500 per annum
Service Charge: £1,496.28 per annum

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

No Onward Chain

First Floor, (Top Floor) Apartment

Inviting Entrance Hall

Kitchen/Lounge/Diner
18'5 x 11'6

Master Bedroom With Fitted Wardrobes
10'10 x 9'2

Bedroom Two
10'3 x 8'4

Family Bathroom Suite
7'2 x 5'8

Allocated Parking

Visitors Parking

Loft Access

Lengthy Lease - 109 Years Remaining

Popular & Family Friendly Development

Walking Distance To Local Shops & Amenities

Walking Distance To Rail Links Into London



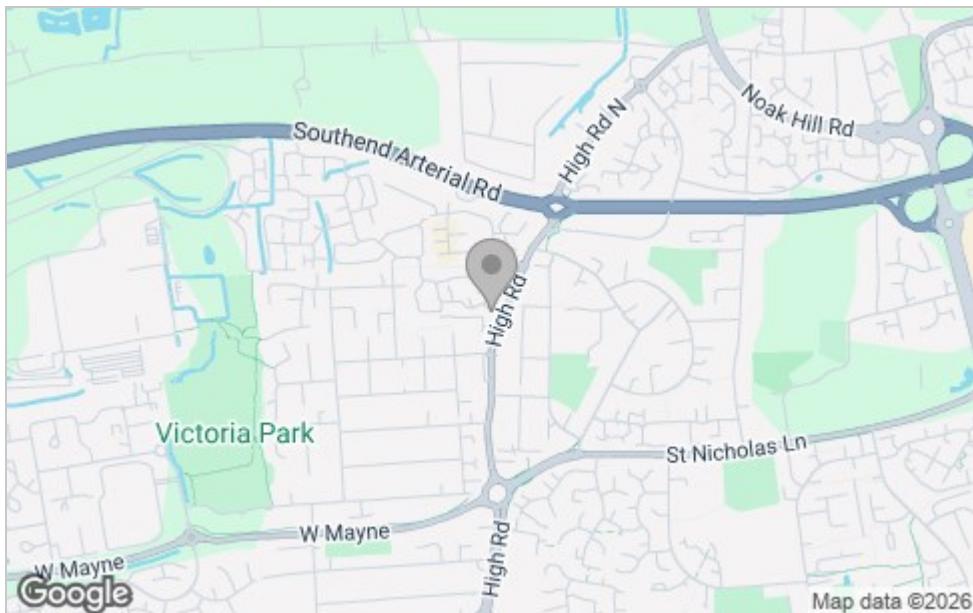
Floor Plan



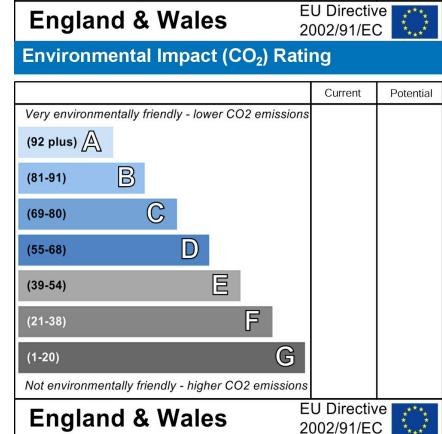
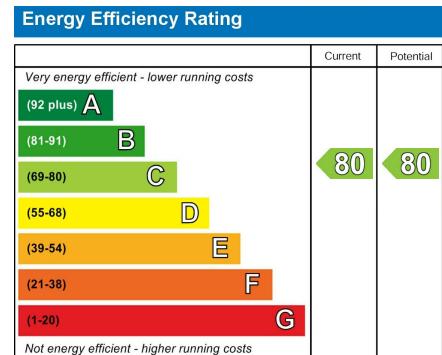
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Area Map



Energy Efficiency Graph



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.