



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this well-proportioned one bedroom first floor flat, ideally positioned within Laindon, offering convenient access to local amenities and transport links. The property is located close to local shops, well-regarded schools, and popular bus routes. Laindon Railway Station is approximately 0.8 miles away, providing direct links into London Fenchurch Street via the C2C rail service. The A127 and A13 are both a short drive in either direction, also providing excellent links into London. Victoria Park is also just 0.6 miles away, offering a great outdoor space for leisure and recreation.

- NO ONWARD CHAIN
- Easy Access to A13 and A127
- Lounge/Diner with Balcony Access (11'6 x 13'7)
- Double Bedroom (10'3 x 13'6)
- South Facing Balcony
- 0.8 Miles to Laindon Railway Station
- Victoria Park is 0.6 Miles Away
- Kitchen with Ample Storage and Worktop Space (11'5 x 8'4)
- Three Piece Bathroom Suite
- Large External Storage Cupboard

## The Chignalls

Basildon

**£170,000**

Offers In The Region Of



# The Chignalls



Internally, the home begins with an entrance hall which benefits from useful storage.

The lounge/diner measures 11'6 x 13'7 and provides a bright and comfortable living space, with direct access onto the balcony, creating a natural extension of the living area.

The kitchen measures 11'5 x 8'4 and offers an abundance of cupboard and worktop space, providing a practical and well-organised environment for cooking and everyday use.

The bedroom measures 10'3 x 13'6 at its maximum dimensions and is a generously sized double room, comfortably allowing for a range of bedroom furniture.

The accommodation is completed by a three-piece bathroom suite comprising a shower over bath, toilet, and wash hand basin.

Externally, the property benefits from a south-facing balcony, ideal for enjoying sunlight throughout the day, along with a large, external storage cupboard, providing additional practical space. There is also communal parking available, along with additional on-street parking.

This well-located flat offers spacious accommodation, excellent natural light, and strong convenience, making it an ideal purchase for first-time buyers, downsizers, or investors alike. An internal viewing is recommended to fully appreciate what is on offer.

Lease Length: 116 Years Remaining  
Ground Rent and Service Charge £1140.04 Per Annum

Council Tax Band: A (£1431.54)

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**

### **One Bedroom First Floor Flat**

### **0.8 Miles to Laindon Railway Station**

### **Easy Access to A13 and A127**

### **Close to Shops, Schools and Bus Routes**

### **Victoria Park is 0.6 Miles Away**

### **Lounge/Diner (11'6 x 13'7)**

### **Kitchen (11'5 x 8'4)**

### **Double Bedroom (10'3 x 13'6)**

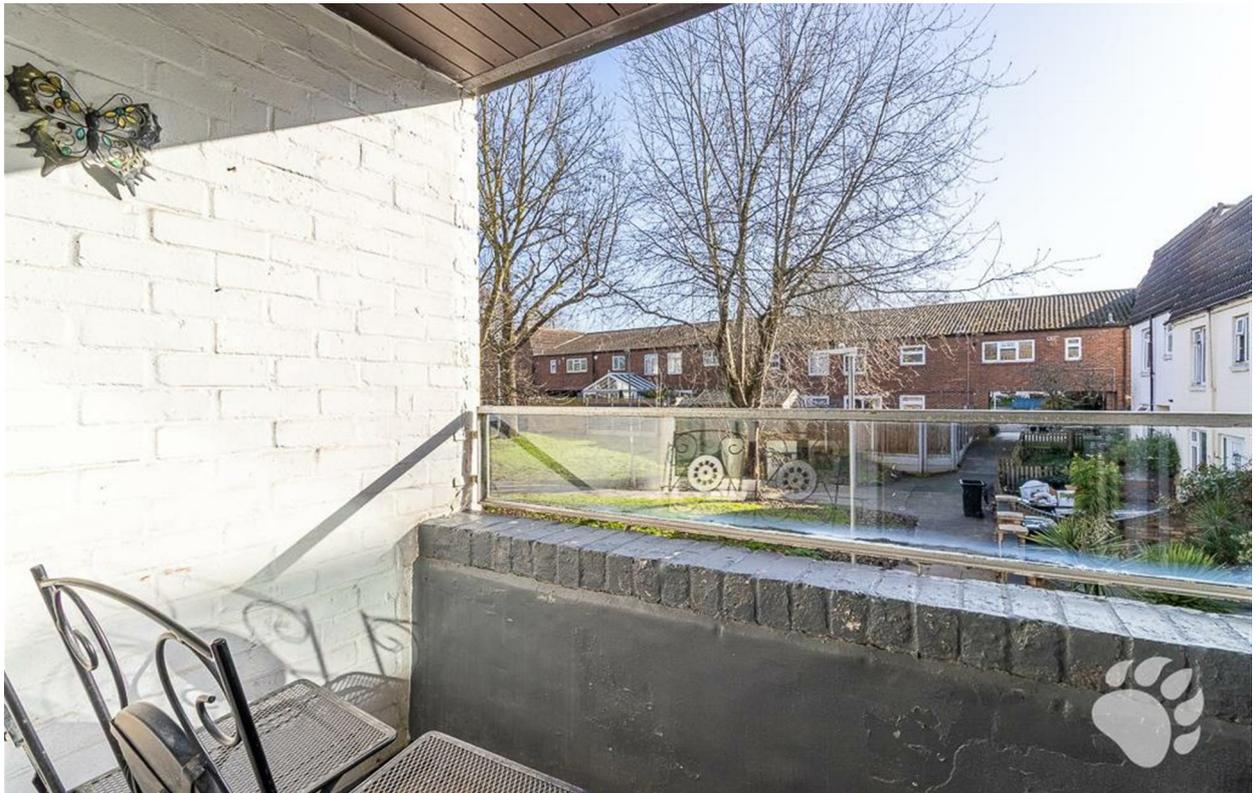
### **Three Piece Bathroom Suite**

### **South Facing Balcony**

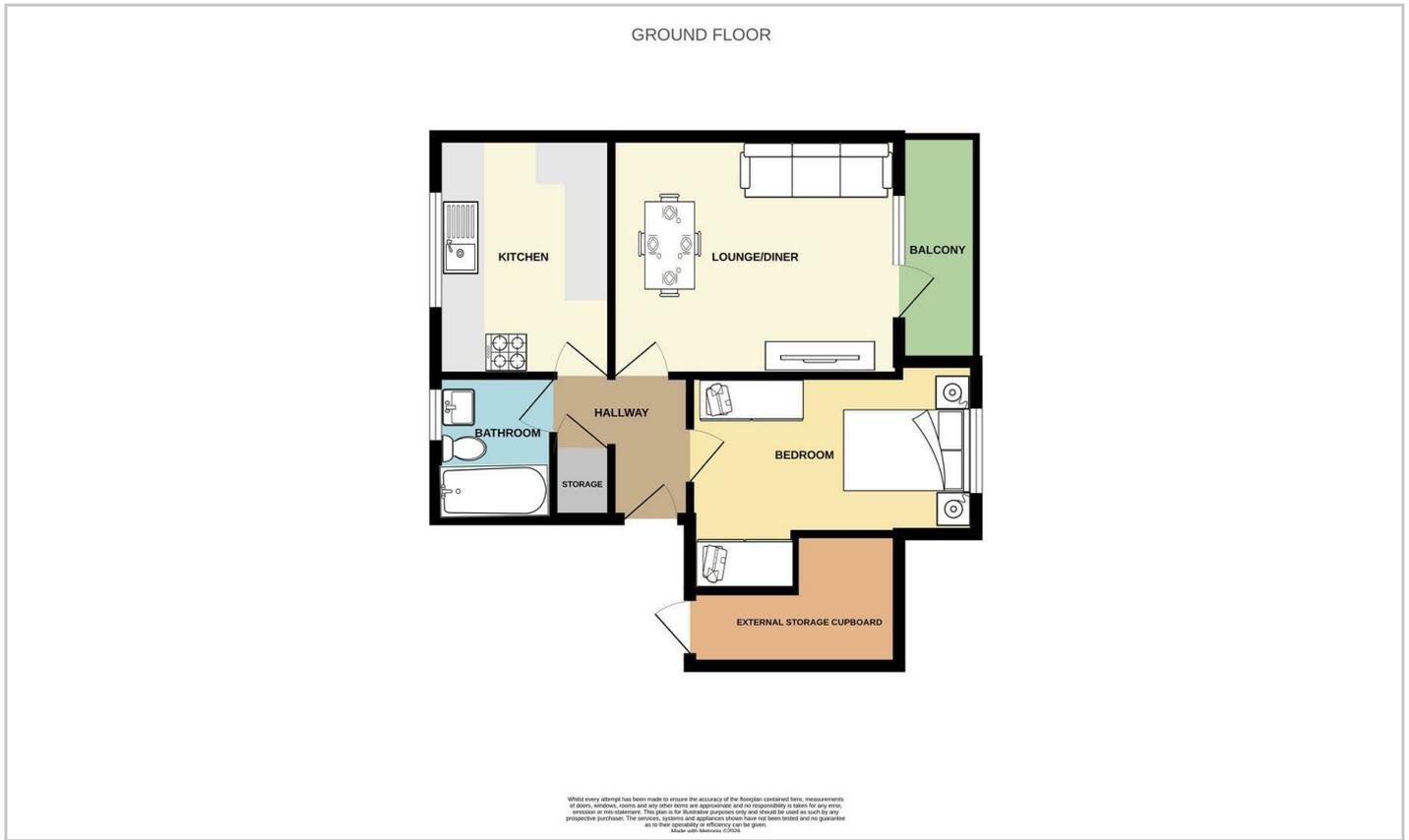
### **Large External Storage Cupboard**

### **Communal Parking**

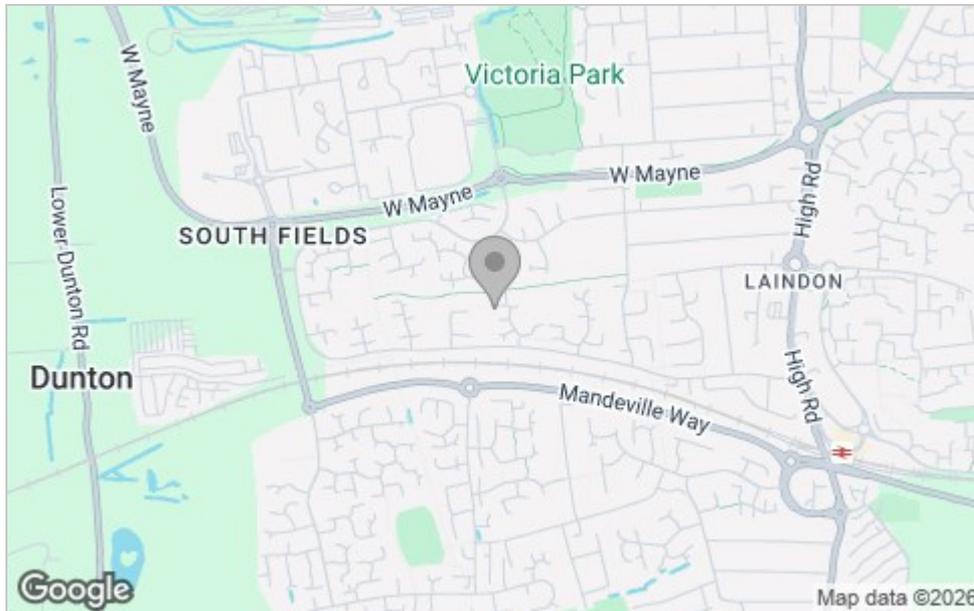
### **On Street Parking Available**



# Floor Plan



# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	