



Bear Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this well-presented and newly modernised one-bedroom, ground floor flat. Perfectly positioned in the heart of the popular Burnt Mills estate, this impressive home sits within walking distance of local schools, convenient local shops (Tesco's Parade, Felmores) and major bus routes. Pitsea Railway Station is just 1.5 miles away, offering direct access into London Fenchurch Street via the reliable C2C rail service. For drivers, the A127 and A13 are both within easy reach, providing superb transport links in every direction.

- NO ONWARD CHAIN
- 1.5 Miles to Pitsea Railway Station
- Private West-Facing Rear Garden
- Lounge/Diner (14'4 x 9'0 Max)
- Bedroom (10'8 x 7'11 Max)
- Newly Refurbished
- Walking Distance to Local Amenities
- Communal Parking to the Front
- Kitchen (8'1 x 7'6)
- Three-Piece Bathroom Suite (7'6 x 6'5 Max)

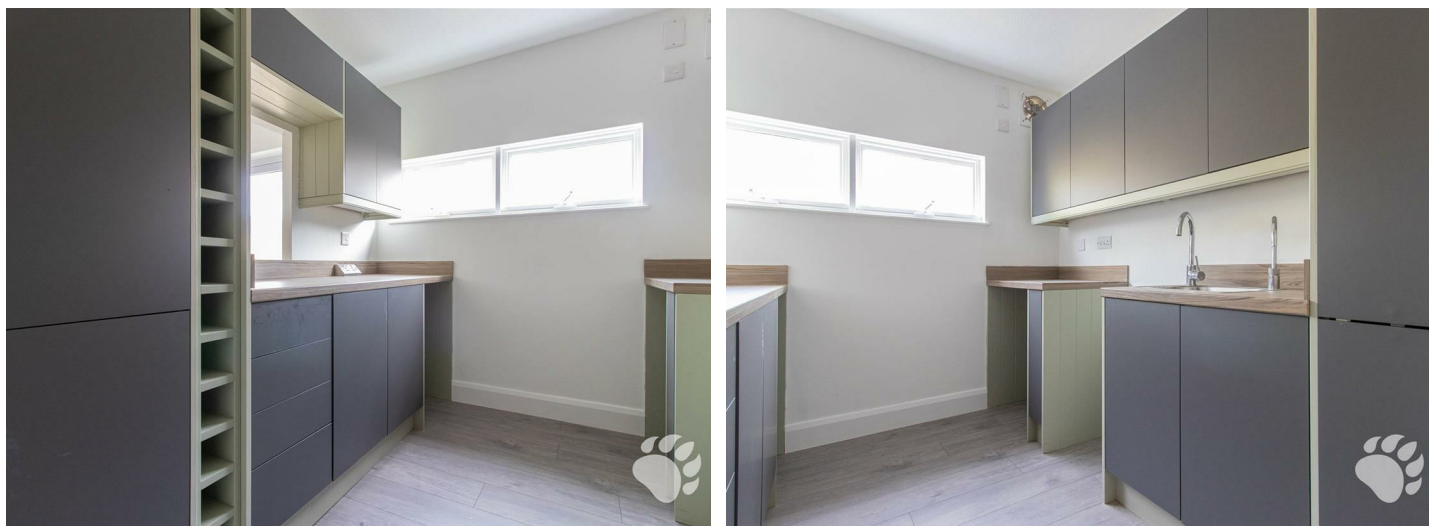
## Holgate

Basildon

**£150,000**



# Holgate



Internally, the new owner is welcomed by the entrance hall which connects all rooms with ease.

The Lounge/Diner is an impressive size at 14'4 x 9'0 at its maximum dimensions. Recently modernised, it features a bright, airy finish, with the glass door leading to the garden flooding the space with natural light throughout the day.

Through an opening sits the newly updated, contemporary kitchen, finished to a high standard. This 8'1 x 7'6 room offers an abundance of storage and worktop space, combining practicality with a clean, modern look.

The bedroom is a generous double, 10'8 x 7'11 at its maximum, offering plenty of room for a bed and additional furniture. This room is currently undergoing a full modernisation, ensuring the new owner will enjoy a fresh, stylish finish throughout. It also benefits from a useful alcove that can be transformed into a fitted wardrobe space, maximising both storage and layout potential.

The home is completed by the three-piece bathroom suite — also in the process of being newly upgraded. Once finished, it will provide a sleek, contemporary space complete with shower-over-bath, toilet and sink, offering a bright and modern environment for everyday comfort.

Externally, this home enjoys a PRIVATE WEST-FACING rear garden, offering a fantastic outdoor retreat, along with access to a communal car park to the front.

Agent Note: The current owner has already paid for the exterior cladding to be replaced. As a result, the new owner will not be required to pay service charges until April.

Council Tax Band: A £1431.54

Lease Length: 82 Years Remaining

Ground Rent: £35 Per Annum

Service Charge: Approx £94.67 Per Calendar Month

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**

### **Newly Refurbished**

### **1.5 Miles to Pitsea Railway Station**

### **Walking Distance to Local Amenities**

### **Private West-Facing Rear Garden**

### **Communal Parking to the Front**

### **Lounge/Diner (14'4 x 9'0 Max)**

### **Kitchen (8'1 x 7'6)**

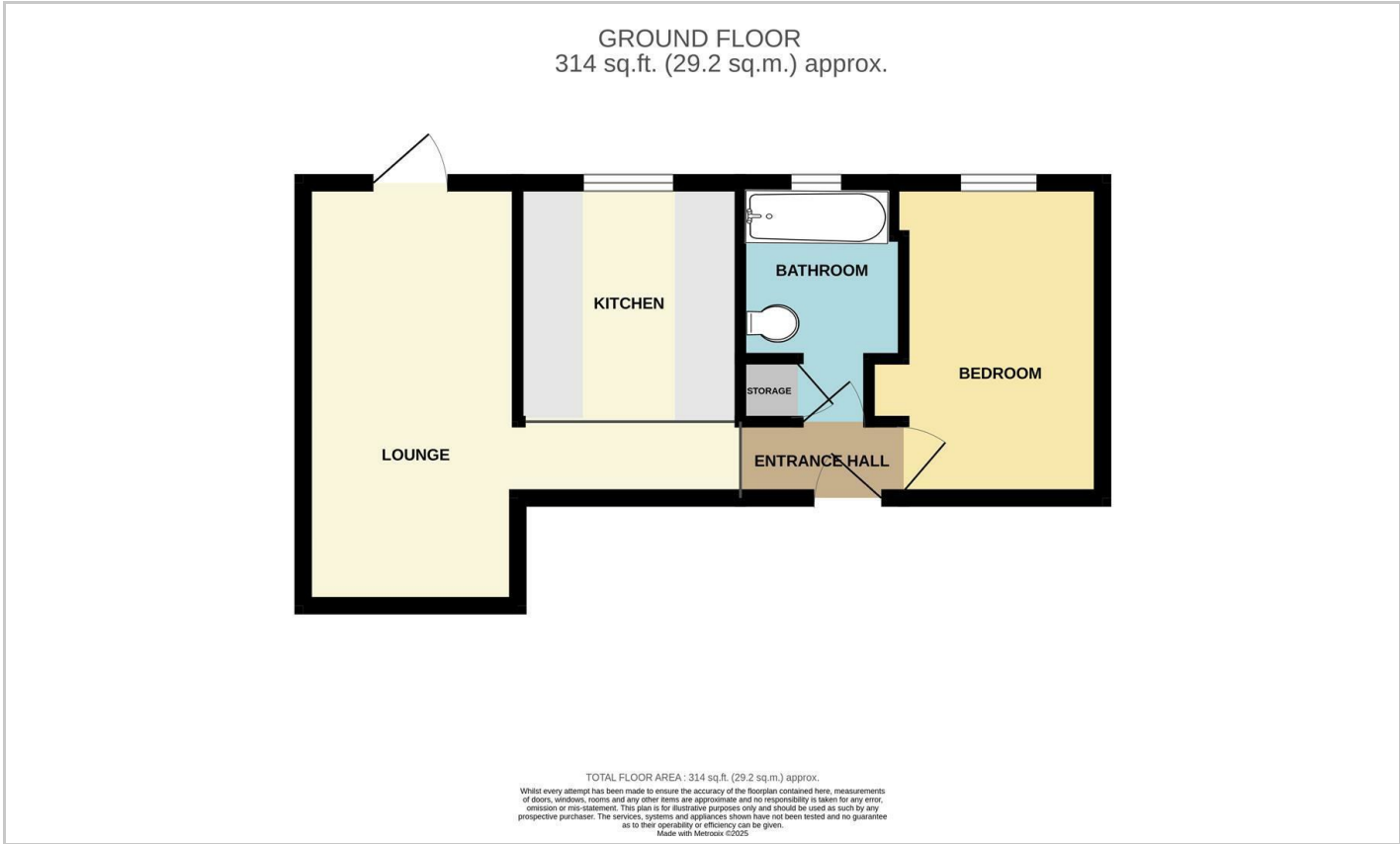
### **Bedroom (10'8 x 7'11 Max)**

### **Three-Piece Bathroom Suite (7'6 x 6'5 Max)**

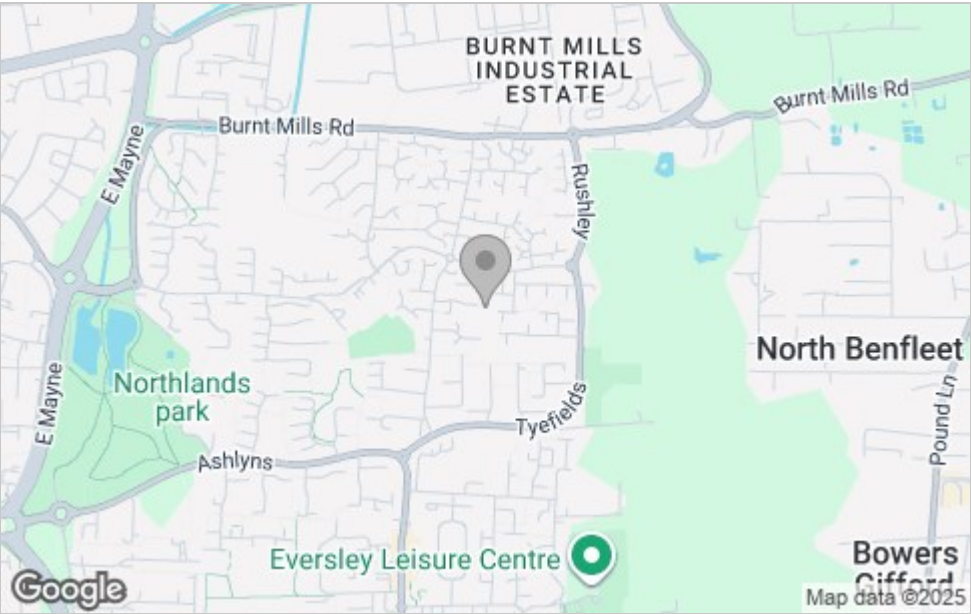




Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

