bear
Estate Agents



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this well-proportioned two-bedroom ground-floor apartment, pleasantly situated along a desirable residential road between Lee Chapel North and Noak Bridge. Offering comfortable and practical accommodation throughout, the property benefits from a spacious lounge/diner, separate kitchen, two bedrooms, a shower room and useful built-in storage. Further benefits include a communal rear garden and two allocated parking spaces.

The property enjoys a convenient position close to local shops, schools and popular bus routes, whilst Pipps Hill Retail Park is also nearby, providing access to a variety of retail outlets and everyday shopping facilities. Laindon Railway Station is within close proximity, offering direct links into London Fenchurch Street via the C2C rail service. Both the A127 and A13 are also within a short drive, providing convenient road connections towards London, Southend and the surrounding areas.

- NO ONWARD CHAIN
- Close Proximity to Laindon Railway Station
- Kitchen (7'9 x 7'10)
- Bedroom Two (6'11 x 9'9)
- Communal Rear Garden
- Two-Bedroom Ground-Floor Apartment
- Spacious Lounge / Diner (15'4 x 13'2 Max)
- Bedroom One (9'10 x 11'9)
- Three-Piece Shower Room
- Two Allocated Parking Spaces

Czarina Rise

Basildon

£220,000

2 1 1

Czarina Rise






Internally, the accommodation begins with a welcoming entrance hall, providing access to all of the principal rooms and creating a practical central point within the apartment. The hallway also benefits from a useful airing cupboard, offering valuable storage for towels, bedding and other household items.

The lounge/diner measures 15'4 x 13'2 at its maximum dimensions, providing a generous and inviting main reception space with ample room for both living and dining furniture. The room's proportions allow for a comfortable seating arrangement alongside a dedicated dining area, making it particularly suitable for everyday living and entertaining guests. Windows allow natural light into the space, creating a bright and pleasant atmosphere, whilst the layout provides flexibility for a range of furniture arrangements.

Adjoining the lounge/diner is the kitchen measuring 7'9 x 7'10. The room provides an abundance of cupboard and worktop space, offering practical storage alongside plenty of room for everyday cooking and food preparation. Its layout allows for an efficient arrangement of kitchen units and appliances, whilst the separate kitchen area helps to maintain a clear distinction between the cooking and main living spaces.

Bedroom One measures 9'10 x 11'9, providing a well-proportioned double bedroom with ample room for a range of bedroom furniture. The room further benefits from fitted wardrobes, offering valuable built-in storage for clothing and personal belongings whilst helping to maximise the available floor space. Its generous proportions create a comfortable and practical principal bedroom.

Bedroom Two measures 6'11 x 9'9, providing a versatile second bedroom which could comfortably serve as a child's bedroom, guest room or dedicated home office. The room offers flexibility for a range of furniture arrangements, making it particularly useful for buyers requiring additional sleeping accommodation or a separate workspace.

Completing the internal accommodation is the three-piece shower room, comprising a shower, toilet and wash hand basin. The room provides a practical bathroom facility for everyday use, conveniently positioned off the main hallway and easily accessible from both bedrooms and the living accommodation.

The property also benefits from a video entrance phone system, providing additional security and convenience for residents. The system can also be paired with a smartphone app, allowing visitors to be viewed and the entrance system to be managed directly from a mobile device.

Externally, the development benefits from a communal rear garden, providing an outdoor space for residents to enjoy. This offers the opportunity to relax outside without the responsibility of maintaining a private garden.

A particularly useful feature of the property is the provision of two allocated parking spaces, offering convenient off-street parking for residents. Further on-street parking is also available within the surrounding area.

Overall, this two-bedroom ground-floor apartment offers a practical and well-balanced layout, with its generous lounge/diner, separate kitchen, two bedrooms and useful storage providing comfortable accommodation for a range of buyers. Combined with its communal garden, two allocated parking spaces and convenient position between Lee Chapel North and Noak Bridge, the property presents an attractive opportunity for first-time buyers, downsizers and investors alike, particularly as it is offered with NO ONWARD CHAIN.

Leasehold:
998 Years Remaining
Ground Rent: £0!
Service Charge: £137.00 PCM Approx

Council Tax Band: C (£1908.72)

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN

Two-Bedroom Ground-Floor Apartment

Desirable Residential Road

Positioned Between Lee Chapel North & Noak Bridge

Close to Local Shops, Schools & Bus Routes

Close Proximity to Pipps Hill Retail Park

Close Proximity to Laindon Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A127 and A13

Spacious Lounge/Diner (15'4 x 13'2 Max)

Kitchen (7'9 x 7'10)

Bedroom One (9'10 x 11'9)

Fitted Wardrobes to Bedroom One

Bedroom Two (6'11 x 9'9)

Three-Piece Shower Room

Useful Airing Cupboard

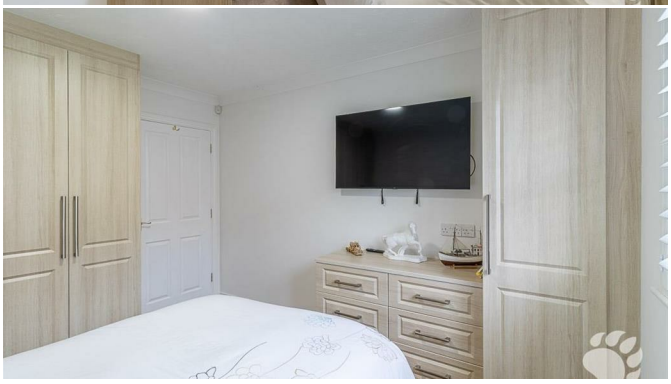
Video Entrance Phone System with Smartphone App













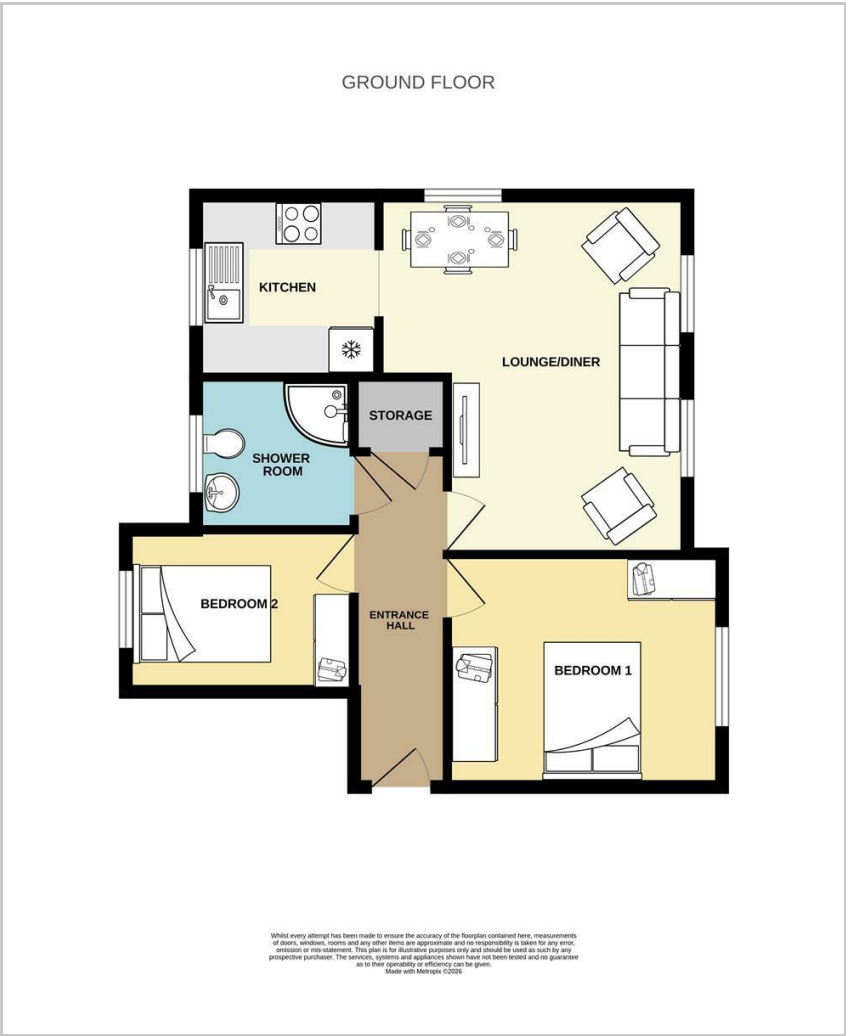








Floor Plan

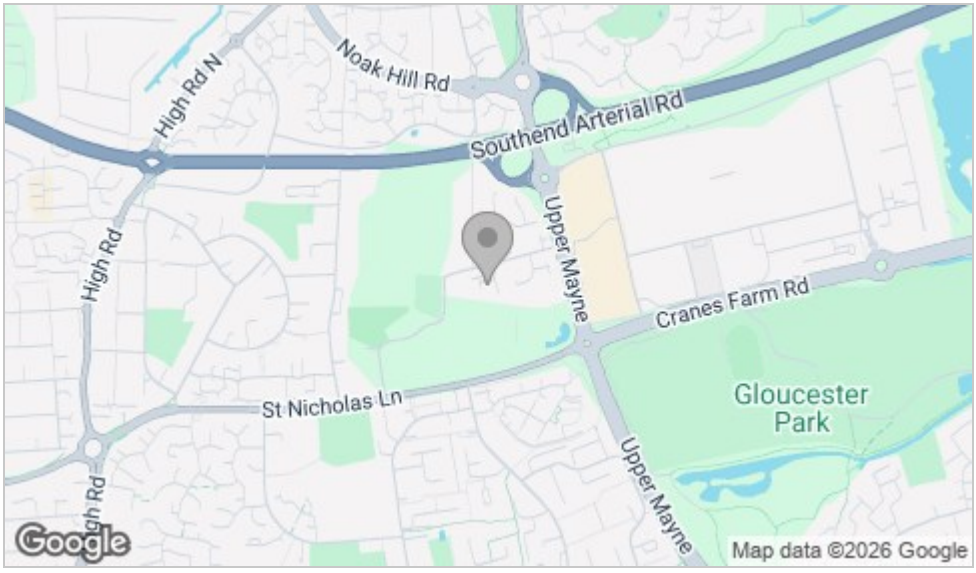




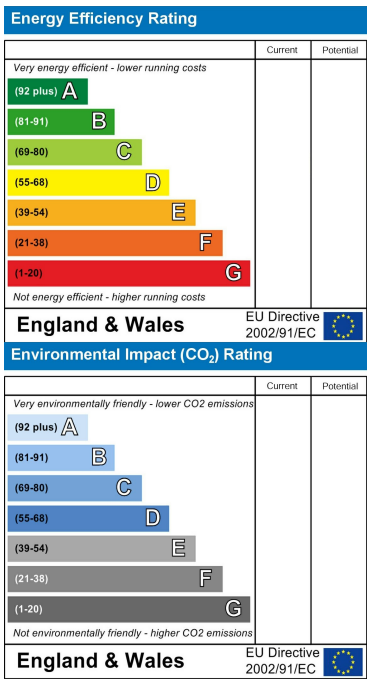




Area Map



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.

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