



Bear Estate Agents are thrilled to bring to the market this extremely well presented, TWO BEDROOM, FIRST FLOOR flat. Timberlog Lane is in the heart of Basildon with this flat being within walking distance to local shops, local schools and popular bus routes. The flat is also 1.4 miles to Pitsea Railway Station and 1.6 miles to Basildon Railway Station which conveniently connect to London Fenchurch Street on the C2C rail service. The A13 and A127 are just a short drive in either direction, which connects to the M25 and to London for commuters that prefer to drive.

- Long Lease
- FIRST FLOOR FLAT
- Lounge/Diner (20'11 x 9'9 Max)
- Bedroom 1 (11'0 x 9'0)
- Three-Piece Bathroom Suite
- 1.4 Miles to Pitsea Railway Station
- Entrance Hall
- Kitchen (6'5 x 7'7)
- Bedroom 2 (11'9 x 6'7)
- Communal Car Park

## Commodore House, Basildon

**£190,000**

Guide Price



# Commodore House, Timberlog Lane



Guide Price £190,000 - £200,000...

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

The lounge is a great size, measuring 20'11 x 9'9 at its maximum, is perfect for entertaining guests. With large windows on either side of the room, it is flooded with natural light throughout the day.

The kitchen is adjacent to the lounge/diner and offers an abundance of worktop and cupboard space. This room measures 6'5 x 7'7.

Bedroom 1 is a lovely size, it measures 11'0 x 9'0 and can accommodate a double bed and wardrobes with ease. Bedroom 2 is only slightly smaller at 11'9 x 6'7.

The flat is completed by the three-piece bathroom suite, which is made up of shower-over-bath, toilet and wash basin.

Externally, there is a communal car park and grass area. There is also additional public parking very close by.

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Council Tax Band: C (£1908.72)

Lease Length: 978 Years

Ground Rent £25 per annum

Service Charge £115 per 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.

**GUIDE PRICE £190,000 - £200,000**

**Long Lease**

**1.4 Miles to Pitsea Railway Station**

**FIRST FLOOR FLAT**

**Entrance Hall**

**Lounge (20'11 x 9'9 Max)**

**Kitchen (6'5 x 7'7)**

**Bedroom 1 (11'0 x 9'0)**

**Bedroom 2 (11'9 x 6'7)**

**Three-Piece Bathroom Suite**

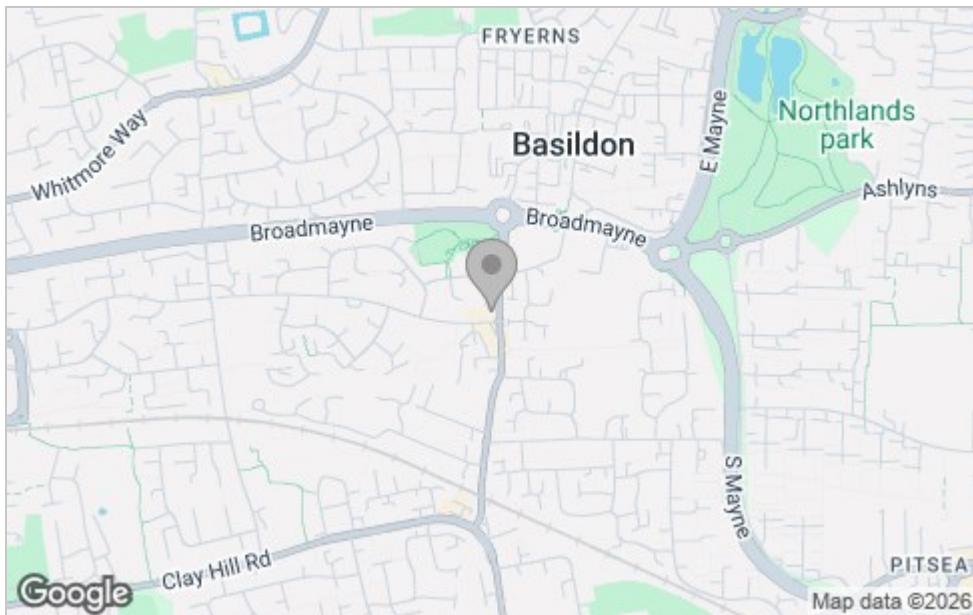
**Communal Car Park**



## Floor Plan



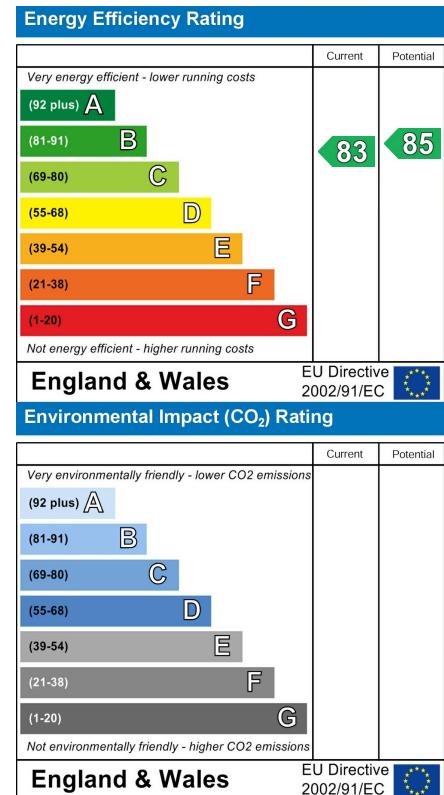
## Area Map



## Viewing

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

## Energy Efficiency Graph



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.