



\*Guide Price £265,000 - £275,000\* Bear Estate Agents are pleased to bring to the market this well presented two-bedroom ground floor maisonette, benefitting from a very long lease and no service charge, and situated within a quiet cul-de-sac in the popular Burnt Mills area. The property is presented in good condition throughout and is well placed for everyday convenience, with local shops, well-regarded schools, and popular bus routes all close by.

Pitsea Railway Station is approximately 1.6 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both a short drive in either direction, offering excellent road connections into London and beyond.

- 175 Year Lease!
- Quiet Cul-De-Sac Location in Burnt Mills
- 1.6 Miles to Pitsea Railway Station and Easy Access to A13 and A127
- Kitchen (5'8 x 16'4)
- Second Bedroom (6'4 x 9'5)
- South Facing Rear Garden
- Main Bedroom (9'1 x 9'4)
- Three-Piece Shower Room
- Two Allocated Parking Spaces to Front

## Shirley Gardens

Basildon

**£265,000**

Price Guide



# Shirley Gardens



Internally, the accommodation is arranged on the ground floor and offers a practical, well-balanced layout.

The lounge/diner measures 12'9 x 9'4 and benefits from French doors opening directly onto the rear garden, flooding the room with natural light and creating an excellent connection between indoor and outdoor living.

The kitchen measures 5'8 x 16'4 at its maximum dimensions and offers a long, functional layout with ample room for appliances and work surfaces, making it a practical and well-organised space for food preparation.

Bedroom One measures 9'1 x 9'4 and comfortably accommodates a bed and additional bedroom furniture. Bedroom Two measures 6'4 x 9'5, making it ideal as a second bedroom, guest room, or home office.

Completing the internal accommodation is the three-piece shower room, comprising a walk-in shower, toilet and sink.

The property further benefits from electric heating throughout, which operates in a similar way to central heating rather than traditional storage heaters.

Externally, the maisonette enjoys a large, unoverlooked south-facing rear garden, providing an excellent private outdoor space with the added benefit of side access. To the front of the property, there are two allocated parking spaces, with one located directly in front of the maisonette and the second positioned within a communal car park opposite, offering convenient and flexible off-street parking.

This well-maintained ground floor maisonette offers a rare combination of good condition throughout, a long lease, no service charge, private outdoor space, and allocated parking, all within a convenient and well-connected location. An internal viewing is highly recommended to fully appreciate the space and benefits on offer.

Lease Length: 175 Years Remaining  
Ground Rent: £35 Per Annum  
Service Charge £0!

Council Tax Band: B (£1670.13)

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.

## 175 Year Lease!

## Two Bedroom Ground Floor Maisonette

## Quiet Cul-De-Sac Location in Burnt Mills

## 1.6 Miles to Pitsea Railway Station

## Easy Access to A13 and A127

## Well Presented Throughout

## Bright Lounge / Diner (12'9 x 9'4)

## Kitchen (5'8 x 16'4)

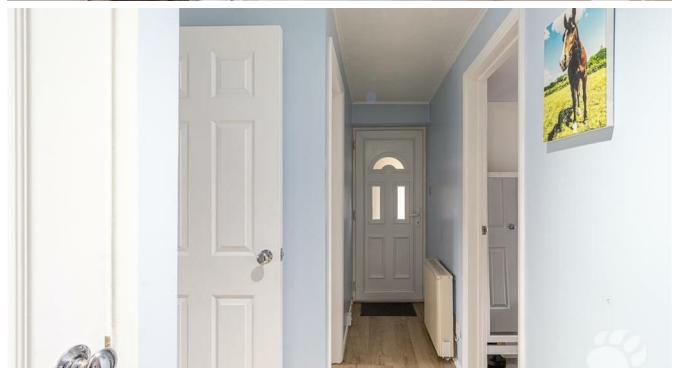
## Main Bedroom (9'1 x 9'4)

## Second Bedroom (6'4 x 9'5)

## Three-Piece Shower Room

## South Facing Rear Garden

## Two Allocated Parking Spaces to Front



## Floor Plan

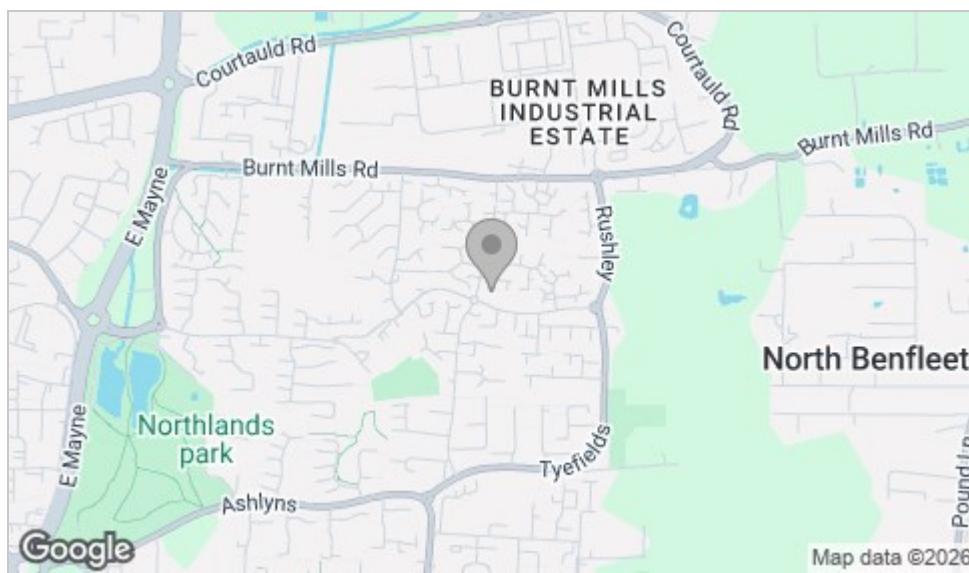
GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



**TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO2) Rating	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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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