



Bear Estate Agents are excited to present this stunning TWO DOUBLE BEDROOM maisonette, complete with its own allocated parking space and finished to an exceptional standard throughout. Perfectly placed just 0.9 miles from Laindon Railway Station and within walking distance of shops and local amenities, this home also enjoys a prime position in a quiet, family-friendly cul-de-sac — offering the ultimate blend of style, convenience, and comfort.

- 0.9 Miles to Laindon Railway Station
- Lounge (10'9 x 12'2)
- Kitchen (9'0 x 9'2)
- Bedroom 2 (14'3 x 9'4)
- Allocated Parking Space
- Lengthy Lease in excess of 100 Years
- Dining Room (8'5 x 9'2)
- Bedroom 1 (14'1 x 9'3)
- Ensuite Shower Room in Bedroom 1
- Garage

## Lectern Mews

Basildon

**£300,000**





# Lectern Mews



Internally, the new owner is greeted by the lobby area which is host to the stairs leading up to the maisonette. This commences with the landing which provides access to the rest of the property and is host to a large storage cupboard.

The lounge is a great size, 10'9 x 12'2, and is host to a large window which floods this room with natural light throughout the day. The lounge also has an opening into the dining room and kitchen. There is the potential to add doors to this opening for those who prefer a separate living area rather than it being open planned.

The dining room measures 8'5 x 9'2 and is adjacent, via an opening, to the modern kitchen which hosts an abundance of worktop and cupboard space and measures 9'0 x 9'2.

Bedroom 1 measures 14'1 x 9'3 and is host to an ensuite shower room! This room can comfortably accommodate a double bed as well as wardrobes.

Bedroom 2 is only slightly smaller, 14'3 x 9'4, and still able to accommodate a double bed. This room also boasts a fitted wardrobe.

The maisonette is completed by the three-piece bathroom suite, compiled of shower-over-Jacuzzi bath, toilet and sink.

Externally this home offers an allocate parking space and a private garage. There is a small area of parkland on the development as well!

Homes this stunning are not usually on the market for long, especially in as good a location as this, so contact us today to book a viewing!

Lease Length: 108 Years Remaining  
Service Charge £65 PCM

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**0.9 Miles to Laindon Railway Station**

**Quiet & Family Friendly Location**

**Small Area of Parkland Within the Development**

**Lengthy Lease in excess of 100 Years**

**Lounge (10'9 x 12'2)**

**Dining Room (8'5 x 9'2)**

**Kitchen (9'0 x 9'2)**

**Bedroom 1 (14'1 x 9'3)**

**Bedroom 2 (14'3 x 9'4)**

**Three-Piece Bathroom Suite**

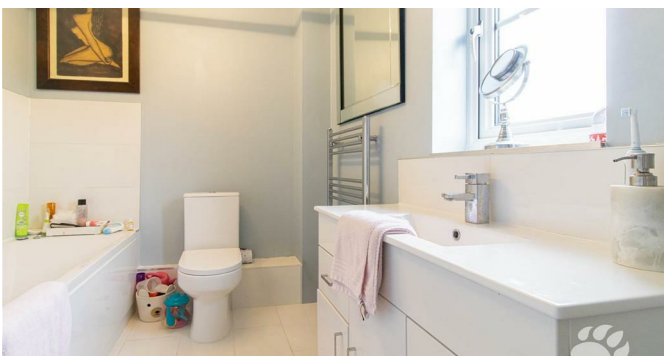
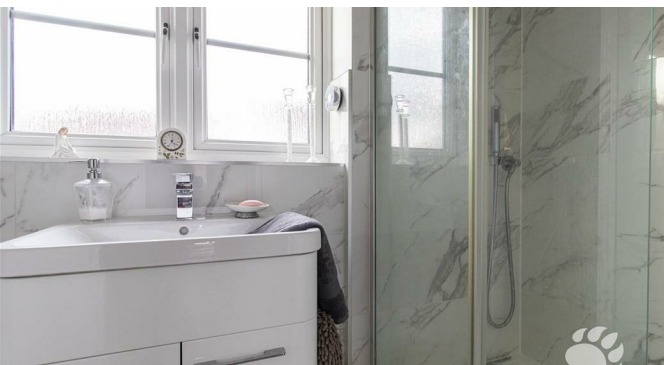
**Jacuzzi Bath!**

**Ensuite Shower Room in Bedroom 1**

**Fitted Wardrobes in Bedroom 2**

**Allocated Parking Space**

**Private Garage**

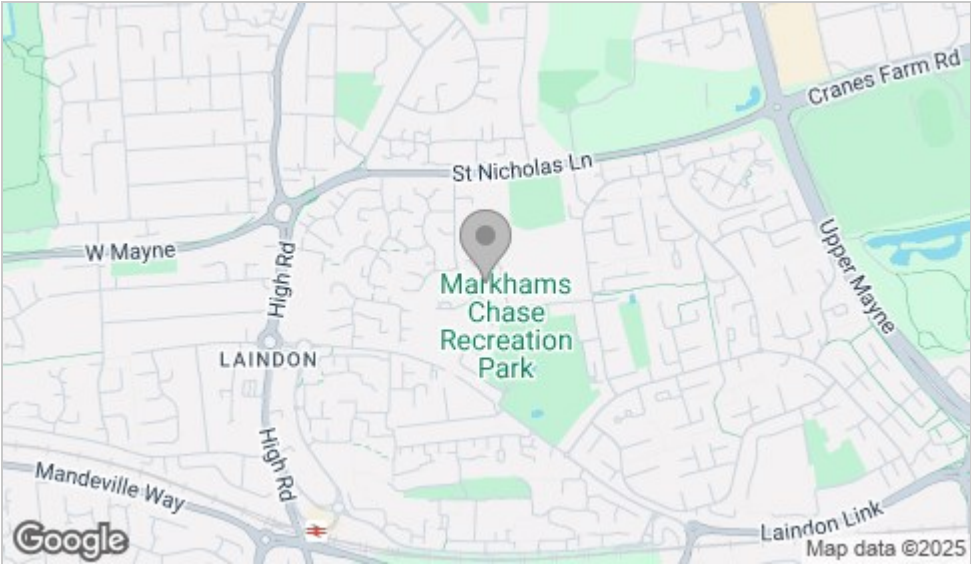




# Floor Plan



# 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

