



Bear Estate Agents are delighted to present, with NO ONWARD CHAIN, this deceptively spacious GROUND FLOOR flat offering TWO DOUBLE BEDROOMS in the ever-popular Langdon Hills area. Forest Glade is superbly positioned within walking distance of local shops, schools and convenient bus routes. Tesco Superstore sits just 0.5 miles away, and Laindon Train Station is only 1.1 miles from the property, providing excellent links into London Fenchurch Street via the C2C Rail Service. For those who prefer to drive, both the A13 and A127 are just a short distance in either direction, offering quick and direct access into London.

- NO ONWARD CHAIN
- 0.5 Miles to Tesco Superstore
- Lounge/Diner (16'1 x 13'8)
- Bedroom 2 (13'8 x 8'7)
- Allocated Parking
- 1.1 Miles to Laindon Train Station
- Kitchen (7'4 x 13'2 Max)
- Bedroom 1 (9'5 x 13'3)
- Private South-Facing Rear Garden
- Private Garage

## Forest Glade

Basildon

**£240,000**



# Forest Glade



Upon entering, you are welcomed by an inviting entrance hall with a large storage cupboard and access to all rooms.

The kitchen measures 7'4 x 13'2 at its maximum dimensions, offering plenty of workable space and storage options.

The generous Lounge/Diner measures 16'1 x 13'8 and features two large windows alongside a south-facing glass door, allowing an impressive flow of natural light throughout the day — a great space for hosting or relaxing.

Bedroom 1 is a substantial double, 9'5 x 13'3, with direct access to the rear garden. Bedroom 2 measures 13'8 x 8'7, making both rooms ideal for double beds and additional furniture.

A three-piece bathroom suite completes the internal layout, alongside an additional large storage cupboard.

Externally, this property continues to stand out thanks to its low-maintenance, SOUTH-FACING private garden — a real highlight. To the rear, the flat benefits from both an allocated parking space and a private garage within the communal car park. Ample on-street parking is also available for visitors.

Perfect for first-time buyers, investors or anyone looking to put their own stamp on a spacious home in a fantastic location.

Lease Length: 88 Years Remaining  
Service charge: £2683 Per Annum Approx  
Ground Rent: £35 Per Year 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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Agent's Note: Some of the photographs used within this listing have been digitally edited for marketing purposes. Items were removed from the lounge area to provide a clearer representation of the available space.

## **NO ONWARD CHAIN**

**1.1 Miles to Laindon Train Station**

**0.5 Miles to Tesco Superstore**

**Kitchen (7'4 x 13'2 Max)**

**Lounge/Diner (16'1 x 13'8)**

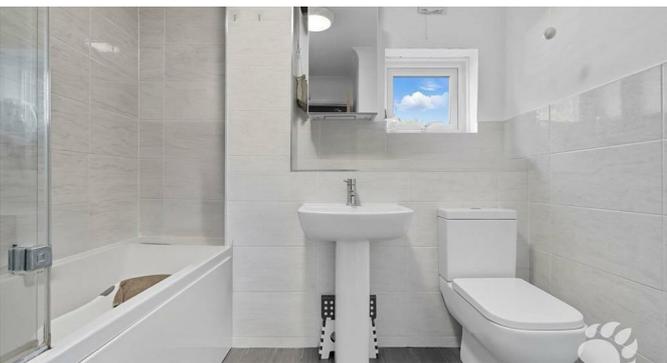
**Bedroom 1 (9'5 x 13'3)**

**Bedroom 2 (13'8 x 8'7)**

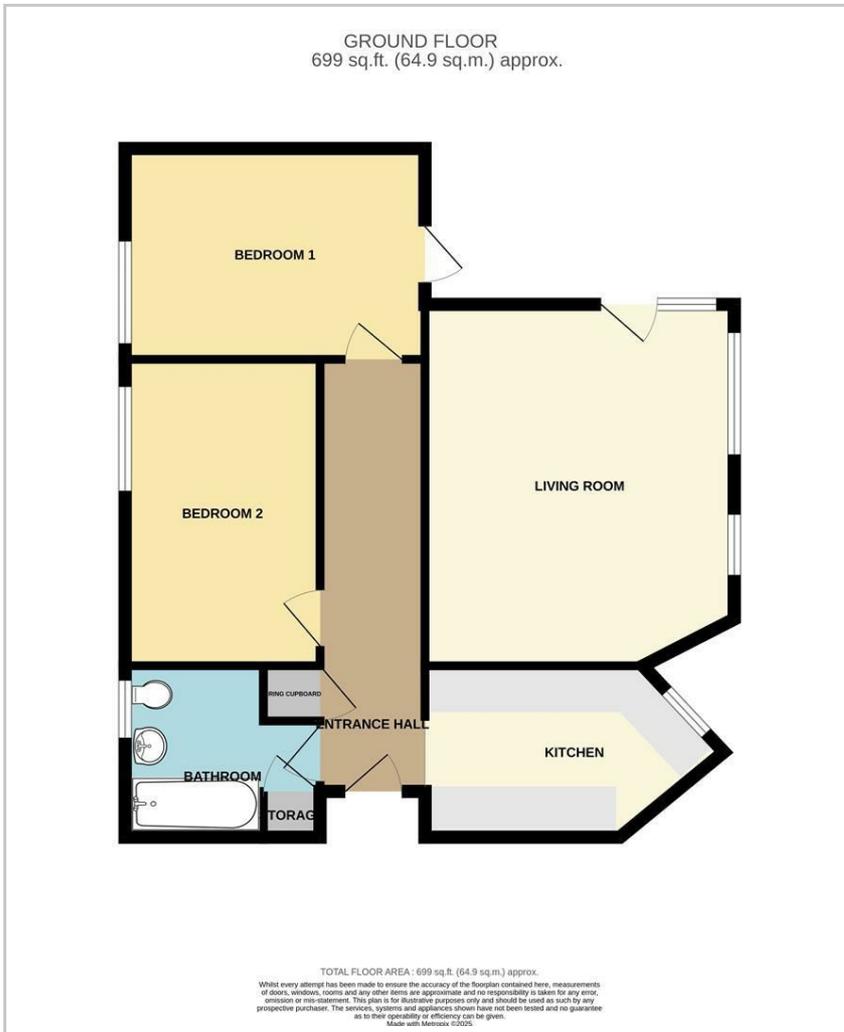
**Private South-Facing Rear Garden**

**Allocated Parking**

**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

