



*** Guide Price £165,000 - £175,000 ***

Bear Estate Agents are absolutely thrilled to bring to the market this beautifully presented, fully modernised one double bedroom ground floor apartment which profits from a lengthy lease in excess of 100 years plus a most favourable location being just a short walk from the town centre and rail links direct into London.

- One Double Bedroom Ground Floor Apartment
- Stunning 'Wren' Fitted Kitchen 8'9 x 8'4
- Master Bedroom 13'7 x 8'10
- Communal Gardens
- Walking Distance To Town Centre & Rail Links Direct Into London
- Inviting Entrance 8'11 x 6'7
- Modern Bathroom Suite 6'4 x 5'5
- Lounge/Diner 13'7 x 11'11
- Lengthy Lease In Excess Of 100 Years
- Superb Finish Throughout

Ballards Walk

Basildon

£165,000

Guide Price



Ballards Walk



Internally the new owner will be welcomed into the inviting entrance hall complete with a large storage cupboard. The stunning 'Wren' fitted kitchen measures 8'9 x 8'4 offering a wealth of worktop space plus fitted appliances including the fridge/freezer and washing machine. The modern bathroom suite measures 6'4 x 5'5 and sits alongside the master bedroom suite, measuring 13'7 x 8'10 with a large fitted wardrobe. Completing the living accommodation is the impressive lounge come diner, measuring 13'7 x 11'11 this bright and airy space offers the perfect environment in which to both entertain and relax. Externally there are communal gardens and an abundance of street parking. Situated within walking distance of the town centre and rail links direct into London the location is perfect for local amenities and offers something for all ages. Internal viewings come strongly recommended so that all that this wonderful home has to offer can be appreciated firsthand.

Leasehold - 88 Year Remaining
Service Charge £100 PCM Approx.
Ground Rent £10 PA

Council Tax Band = A
Amount = £1268.16

One Double Bedroom Ground Floor Apartment

Inviting Entrance Hall
8'11 x 6'7

Stunning 'Wren' Fitted Kitchen
8'9 x 8'4

Modern Bathroom Suite
6'4 x 5'5

Master Bedroom
13'7 x 8'10

Lounge/Diner
13'7 x 11'11

Communal Gardens

Wealth Of On-Street Parking

Lengthy Lease In Excess Of 100 Years

Walking Distance To Town Centre

Walking Distance To Rail Links Into London

Guide Price £165,000 - £175,000



Floor Plan

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

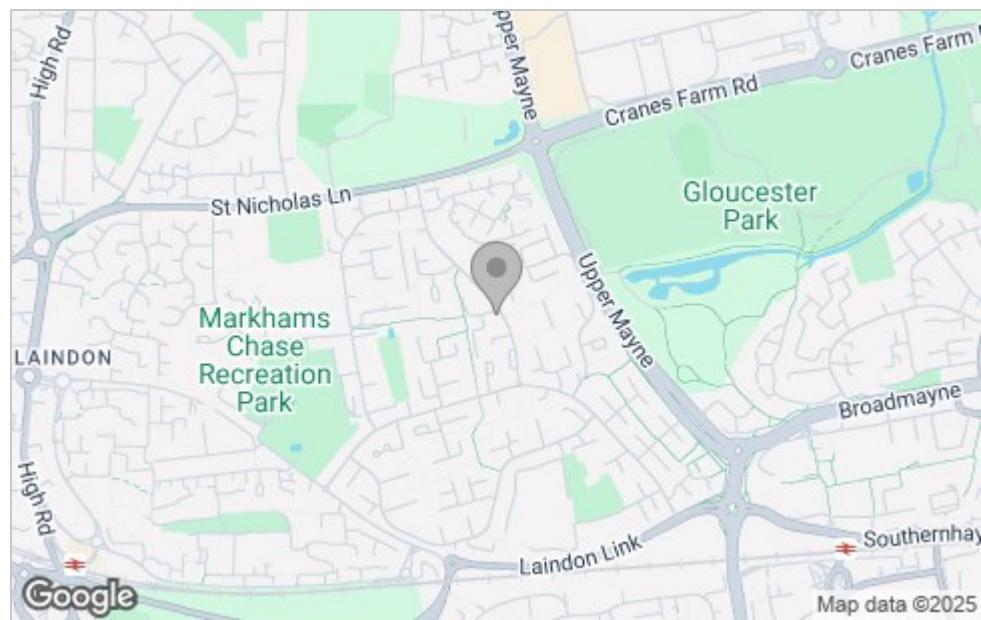
The floor plan illustrates the layout of the Ground Floor. The Lounge/Diner area features a sofa, a dining table, and a central coffee table. The Master Bedroom contains a large double bed and a built-in wardrobe. The Kitchen is equipped with a sink, a four-burner hob, and an oven. The Entrance Hall provides access to the other rooms and includes a storage area. The Bathroom is located at the bottom right, featuring a bathtub, a toilet, and a sink. The total floor area is 454 sq.ft. (42.2 sq.m.) approx.

TOTAL FLOOR AREA: 454 sq.ft. (42.2 sq.m.) approx.

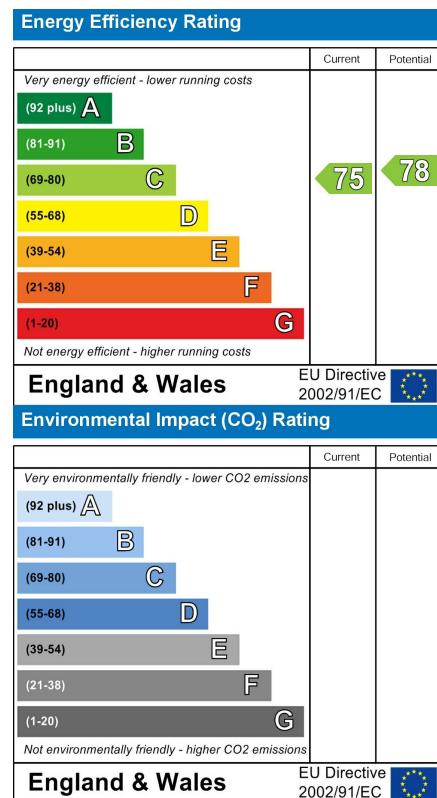
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and should not be relied upon for any exact omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect and developer accept no responsibility for any errors that may have been made and no guarantee is given as to the accuracy of the floorplan.

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Area Map



Energy Efficiency Graph



Viewing

Please contact our Basildon Office on 01268 661213 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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