



Bear Estate Agents are thrilled to bring to the market this wonderful one-bedroom first-floor apartment which profits from being just a short walk from the town centre and rail links direct into London. The property is able to boast a fine finish throughout including a beautiful bathroom suite and a combi boiler.

- Well Presented One Bedroom First Floor Apartment
- Inviting Entrance Hall
- Modern Bathroom 6'8 x 6'7
- Lounge/Diner 13' x 10'5
- Wealth Of On Street Parking
- Lengthy Lease In Excess Of 100 Years
- Master Bedroom 11'2 x 10'8 Plus Fitted Wardrobes
- Kitchen 8'6 x 8'3
- Communal Garden Area
- Walking Distance To Town Centre & Rail Links Direct Into London

Mynchens

Basildon

£180,000



Mynchens



Internally the new owner will be greeted by the inviting entrance hall complete with storage cupboards. The entrance hall then allows access to all of the remaining living accommodation.

The master bedroom measures 11'2 x 10'8, complete with a fitted wardrobe.

Sitting across from the master bedroom is the modern bathroom which measures 6'8 x 6'7 and consists of the bathtub with overhead shower, wash basin and W/C.

Worthy of special mention is the impressive lounge come diner which opens onto and into the kitchen.

The lounge come diner measures 13' x 10'5 whilst the kitchen measures a further 8'6 x 8'3. Both rooms combine to provide a wonderful environment in which to entertain and relax. The kitchen offers a wealth of both worktop space and storage space.

Externally there are communal gardens and a wealth of street parking.

Situated within walking distance of the town centre and rail links direct into London the location offers something for those of all ages.

Internal viewings come highly recommended so that one can appreciate all that this wonderful home has to offer.

Leasehold - 114 Years Remaining.
Ground Rent - £40 PA.
Service & Maintenance £93.97 PCM.
Council Tax Band A.
Amount £1,431.54.

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.

Well Presented One Bedroom First Floor Apartment

Inviting Entrance Hall

Master Bedroom

11'2 x 10'8

Bathroom

6'8 x 6'7

Lounge/Diner

13' x 10'5

Kitchen

8'6 x 8'3

Communal Garden Areas

Wealth Of On Street Parking

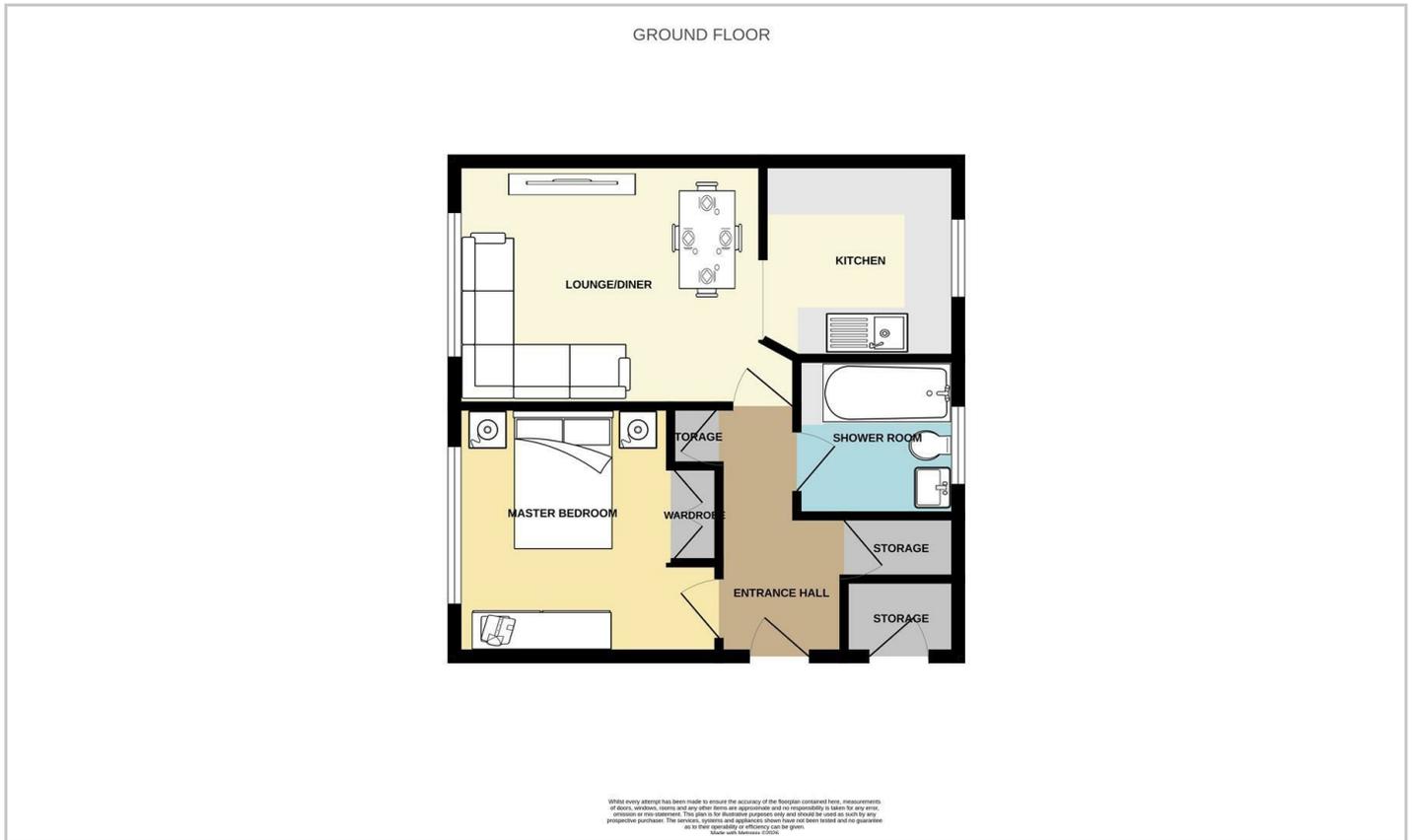
Popular & Family-Friendly Location

Walking Distance To Town Centre & Rail Links

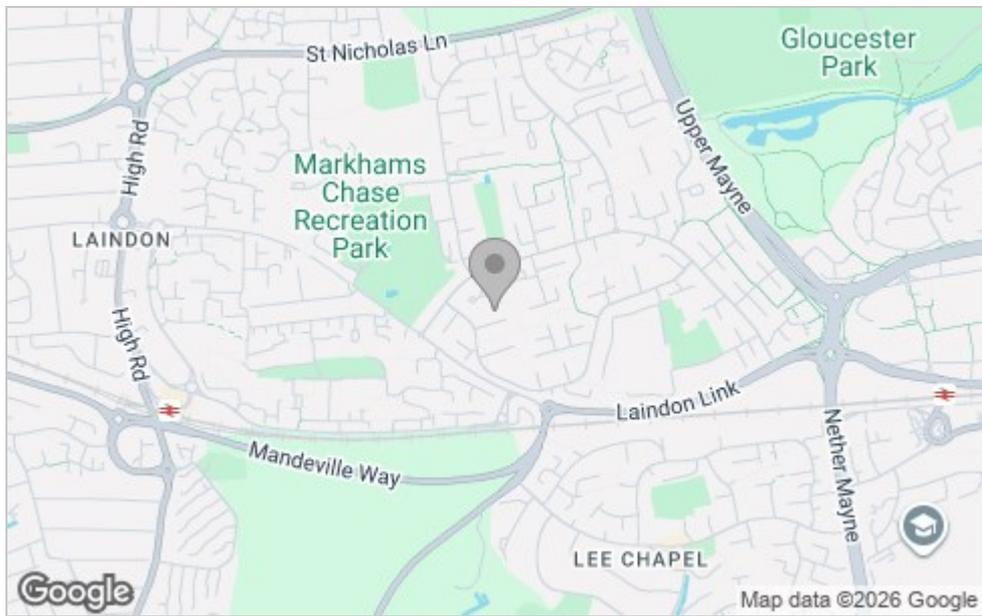
Fine Finish Throughout



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.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	