



Guide Price £165,000 - £175,000...

Bear Estate Agents are delighted to bring to the market this beautifully presented one bedroom ground-floor apartment, conveniently situated within Basildon. Having undergone extensive modernisation throughout, the property offers stylish and well-proportioned accommodation, including a modern Wren fitted kitchen, a generous double bedroom with fitted storage and a spacious lounge/diner.

The property is conveniently positioned within approximately 1 mile of Basildon Town Centre and Basildon Railway Station, providing easy access to an excellent selection of shops, restaurants, leisure facilities and transport connections. The railway station offers direct links into London Fenchurch Street via the C2C rail service, whilst the A13 and A127 are both within a short drive, providing convenient road connections towards London, Southend and the surrounding areas.

Ballards Walk

Lee Chapel North, Basildon

£165,000

Guide Price

- 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
- Wealth of On-Street Parking
- Superb Finish Throughout



Ballards Walk



Internally, the accommodation begins with an inviting entrance hall, providing access to the main living accommodation and benefitting from a large storage cupboard, offering valuable space for everyday household items.

The modern Wren fitted kitchen measures 8'9 x 8'4 and provides an abundance of cupboard and worktop space, creating a practical and attractive environment for everyday cooking and preparation. The kitchen further benefits from integrated appliances, including a fridge/freezer and washing machine, helping to maximise the available space whilst maintaining a clean and contemporary finish.

The lounge/diner measures 13'7 x 11'11, providing a generous and inviting main reception space with ample room for both living and dining furniture. The room benefits from plenty of natural light, creating a bright and comfortable environment for relaxing, enjoying everyday family life or entertaining guests. Its proportions allow for a practical arrangement of furniture without compromising the space available for dining.

Bedroom One measures 13'7 x 8'10 and provides a well-proportioned double bedroom with ample room for a range of bedroom furniture. The room further benefits from a large, fitted wardrobe, offering excellent built-in storage whilst helping to maximise the usable floor space.

Completing the internal accommodation is the modern bathroom suite measuring 6'4 x 5'5, providing a contemporary and practical space for everyday use which complements the modern presentation found throughout the apartment.

Externally, the development benefits from communal gardens, providing pleasant outdoor space for residents to enjoy. An abundance of on-street parking is also available within the surrounding area.

Overall, this beautifully modernised one bedroom apartment offers an excellent combination of contemporary accommodation, practical storage and convenient access to local amenities. With its modern Wren kitchen, generous lounge/diner and spacious double bedroom, alongside its position approximately one mile from Basildon Town Centre and railway station, the property presents an attractive opportunity for first-time buyers, commuters and investors alike.

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

Council Tax Band = A
Amount = £1268.16

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

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One Double Bedroom Ground Floor Apartment

Walking Distance to Basildon Town Centre

Walking Distance to Basildon Railway Station

Links to London Fenchurch Street

Short Drive to A13 and A127

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

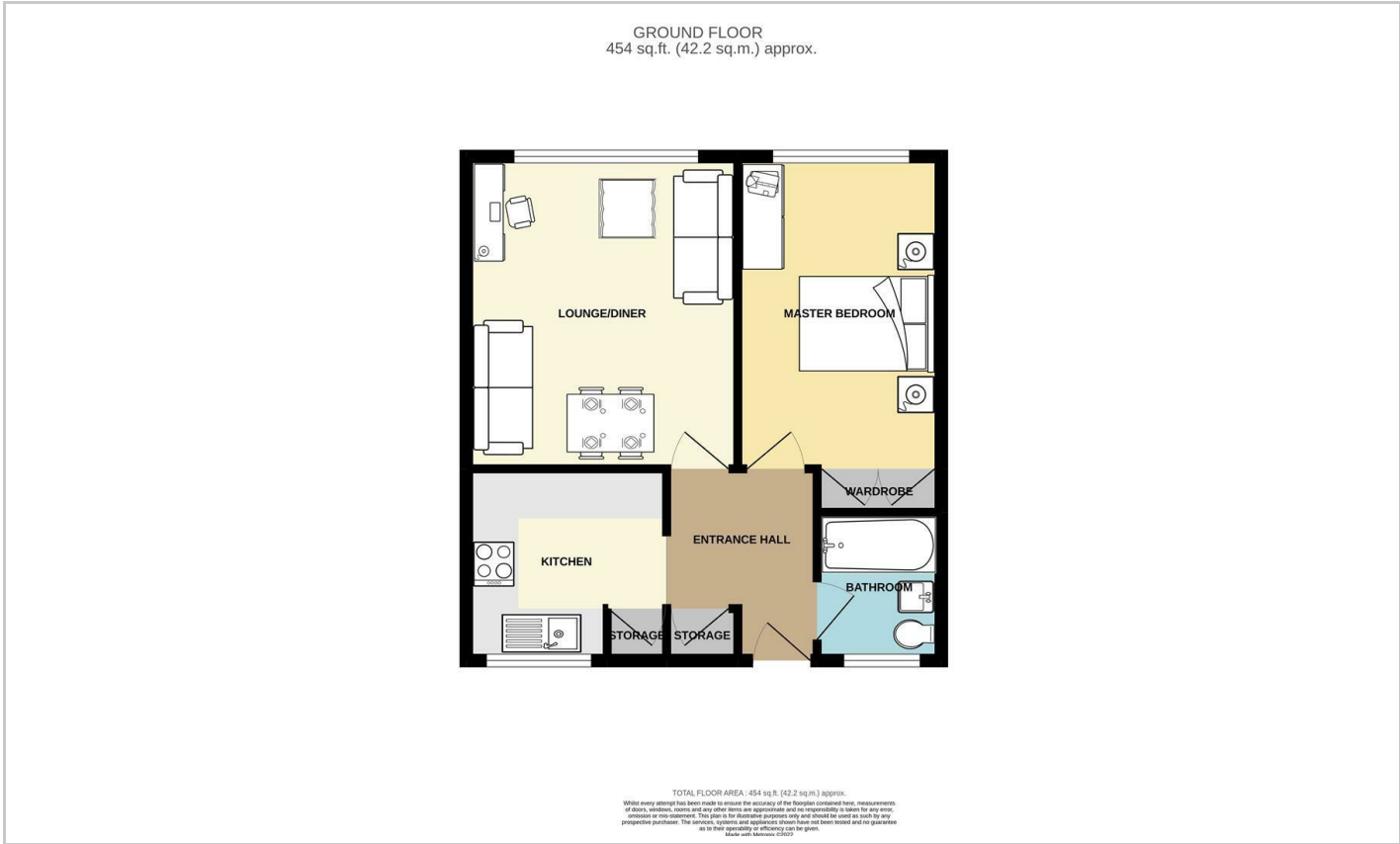
Lounge/Diner
13'7 x 11'11

Communal Gardens

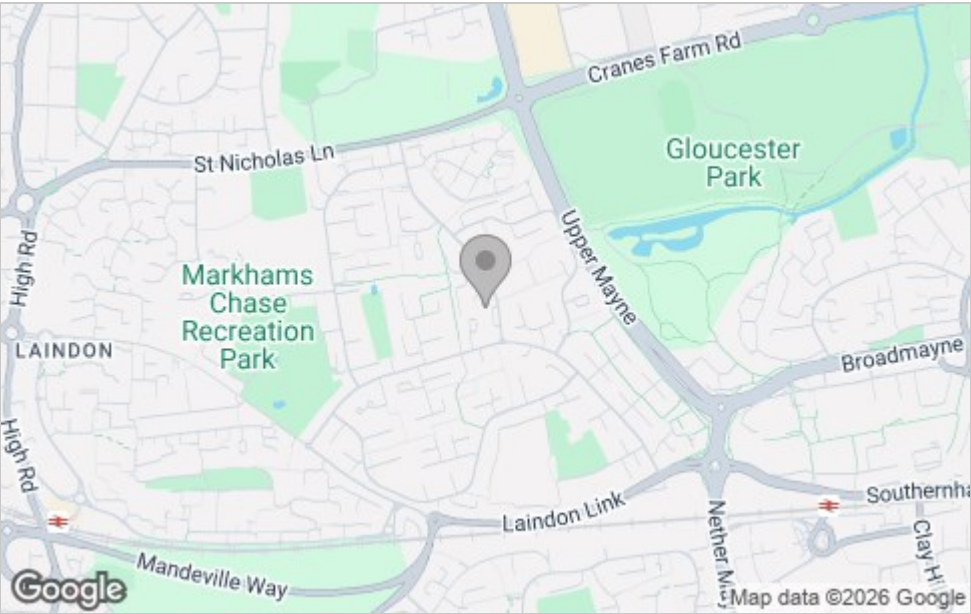
Wealth Of On-Street Parking



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

