



75% SHARED OWNERSHIP! Bear Estate Agents are delighted to present to the market this stunning two-bedroom ground floor maisonette, offered with a NO ONWARD CHAIN. Ideally located on Woodstock Crescent, the property is surrounded by local shops, schools, and convenient bus routes, while the much-loved Victoria Park is just a short walk away. For commuters, Laindon Railway Station is only 1.2 miles from the property, providing direct access to London Fenchurch Street via the reliable C2C line. Additionally, both the A127 and A13 are just a short drive away, offering easy connections to London for those who prefer to travel by car.

- NO ONWARD CHAIN
- 1.2 Miles to Laindon Railway Station
- Lounge (13'9 x 7'10)
- Bedroom 1 (11'1 x 8'1)
- Allocated Parking to the Front
- Beautifully Presented Throughout
- Dining Room (17'10 x 7'10)
- Kitchen (12'4 x 6'6)
- Bedroom 2 (9'7 x 6'7)
- Landscaped Rear Garden with Summerhouse and Side Access

## Woodstock

Basilidon

**£200,000**

75% Shared Ownership



2



1



2





# Woodstock Crescent



Internally, the new owner is welcomed by a bright and inviting entrance hall, offering access to the bathroom, bedroom one, and the main living area.

The lounge is beautifully presented and generously sized at 13'9 x 7'10, flowing seamlessly into the open-plan dining room which measures 17'10 x 7'10. Large sliding doors lead out to the rear garden, filling the space with natural light throughout the day and creating the perfect setting for entertaining guests.

Adjacent to the dining room is the premium Wren kitchen, measuring 12'4 x 6'6, featuring an abundance of worktop and cupboard space along with a range of integrated appliances.

Bedroom one is an excellent size at 11'1 x 8'1, easily accommodating a double bed and benefitting from large, fitted wardrobes that span the width of the room. Bedroom two is only slightly smaller at 9'7 x 6'7 and also features fitted wardrobes along with a charming rear bay window.

Completing the interior is the fully modernised three-piece bathroom suite, comprising a rainfall shower over a jacuzzi bathtub, a smart toilet, and a stylish wash basin.

Externally, the property continues to impress with a fully landscaped rear garden complete with a summerhouse and side access. To the front, there is allocated parking along with additional visitor bays.

Lease Length: 82 years remaining  
Service Charge: Approx £85 Per Calander Month  
Ground Rent: £15 Per Annum  
Rent for Shared Ownership: Approx £115.91 Per Calander Month

Council Tax Band: B (£1670.13)

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.

**Beautifully Presented Throughout**

**NO ONWARD CHAIN**

**1.2 Miles to Laindon Railway Station**

**Walking Distance to Victoria Park**

**Dining Room (17'10 x 7'10)**

**Lounge (13'9 x 7'10)**

**Kitchen (12'4 x 6'6)**

**Bedroom 1 (11'1 x 8'1)**

**Bedroom 2 (9'7 x 6'7)**

**Three-Piece Bathroom Suite**

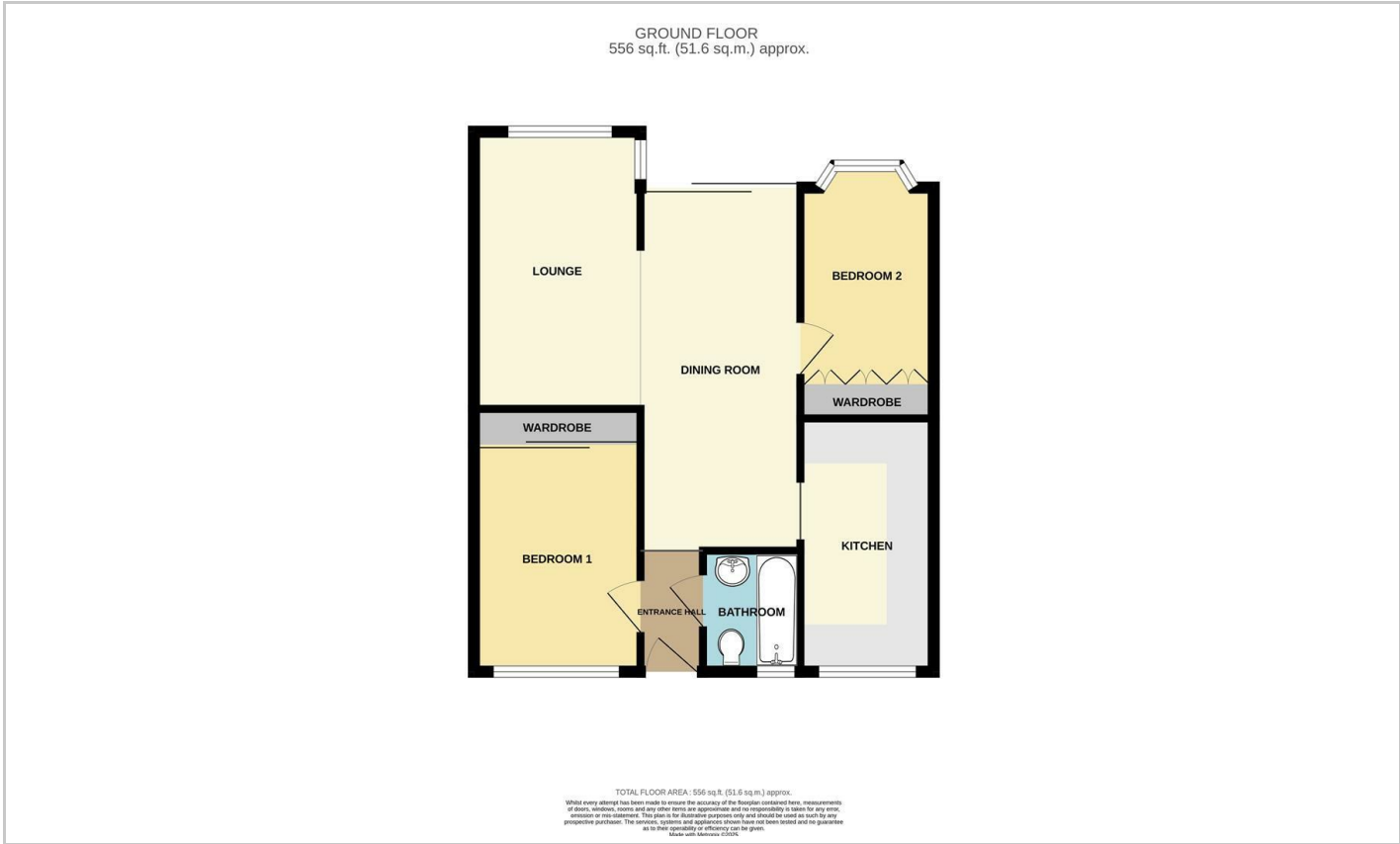
**Allocated Parking to the Front**

**Landscaped Rear Garden with Summerhouse and Side A**

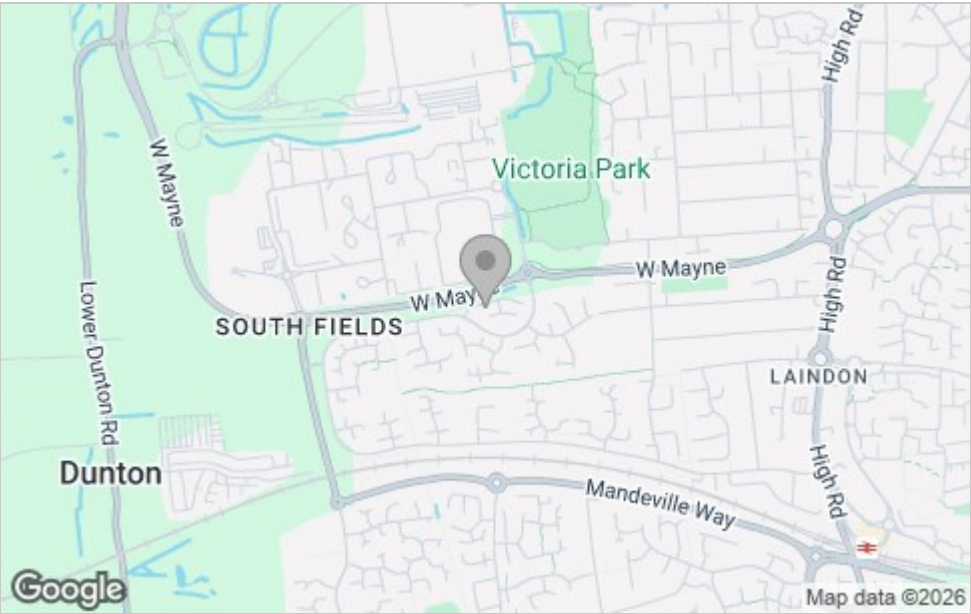




Floor Plan



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

