



Henton Kirkman
- Residential -

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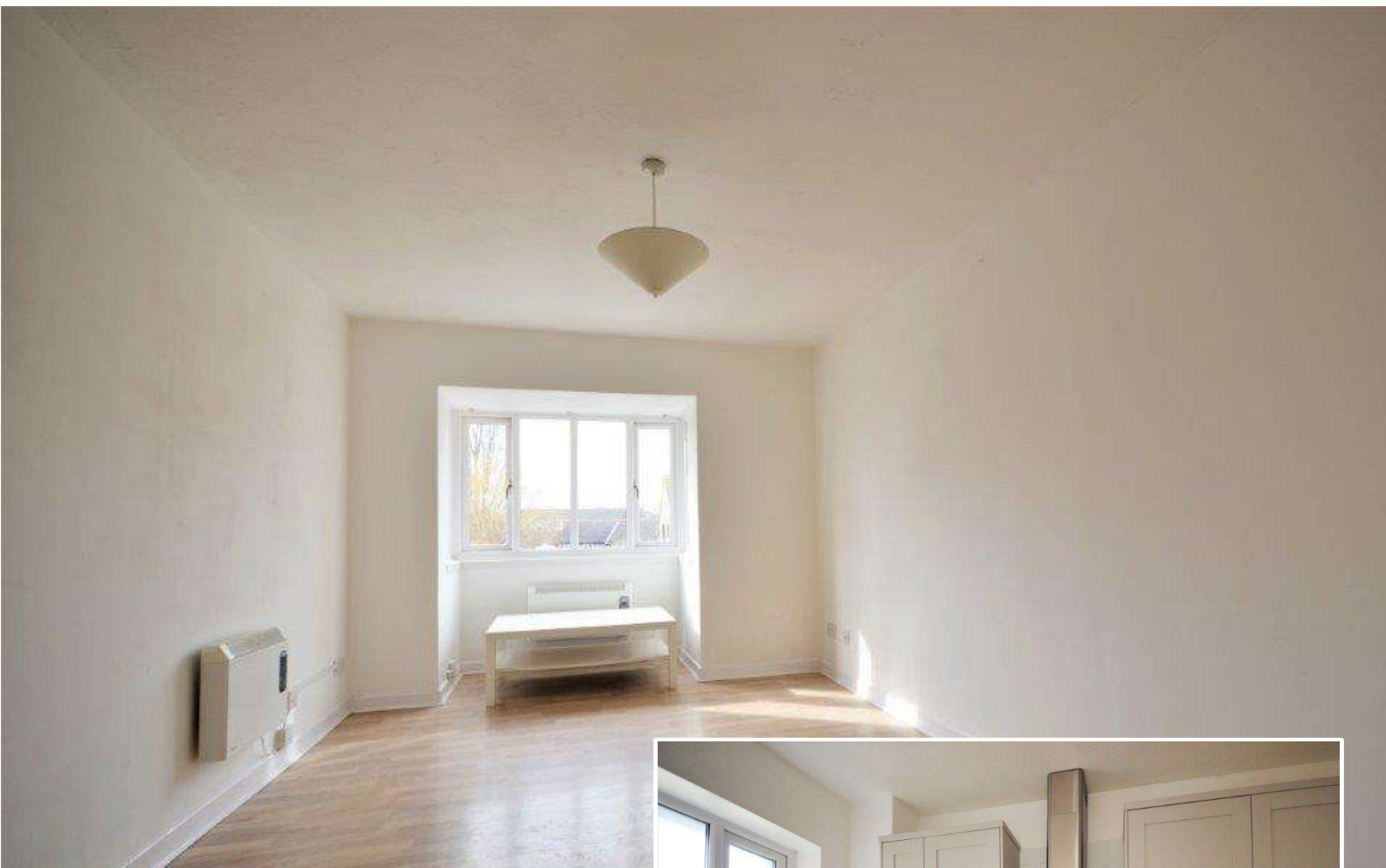
Copperfields, Basildon

Price £157,500

Available with no onward chain this top floor purpose built one bedroom flat with UPVC double glazed windows, refitted white bathroom suite and a newly fitted kitchen makes it a great proposition and worthy of consideration.

Being on the top floor means you also have a loft space providing valuable storage space for suitcases and Christmas decs, it also worth noting being on the top ensures the outlook from each window in the bedroom, lounge and kitchen, gives a feeling of openness.

Additional points of note include residents allocated parking, newly fitted replacement electric heating and its convenient position having Laindon Train Station 1 mile away which is a reported 20 minute walk.



ACCOMMODATION AS FOLLOWS... A communal entrance door with a security entry-phone system gives access to the...

COMMUNAL HALL - This carpeted hallway has a noticeboard showing frequent visits from the management company together with a contact to speak to should there be any work that needs to be addressed. The stairs rise to the second floor where there is the entrance door to the flat.

HALLWAY - A wooden entrance door gives access to this hallway where there is an access point to the loft. In addition, there is a wood effect laminate floor and panel doors leading to the bedroom, the lounge and the bathroom.

BEDROOM 3.35m x 3.02 m (11' x 9'11) - This bedroom is square in design and has a window affording a sunny aspect bringing natural light in.

BATHROOM - This bathroom with side window, has just been refitted in a stylish modern white suite which comprises a close coupled WC, a pedestal wash basin and a panel enclosed bath with mixer tap's and a separate electric shower unit over together with a fitted glass screen.





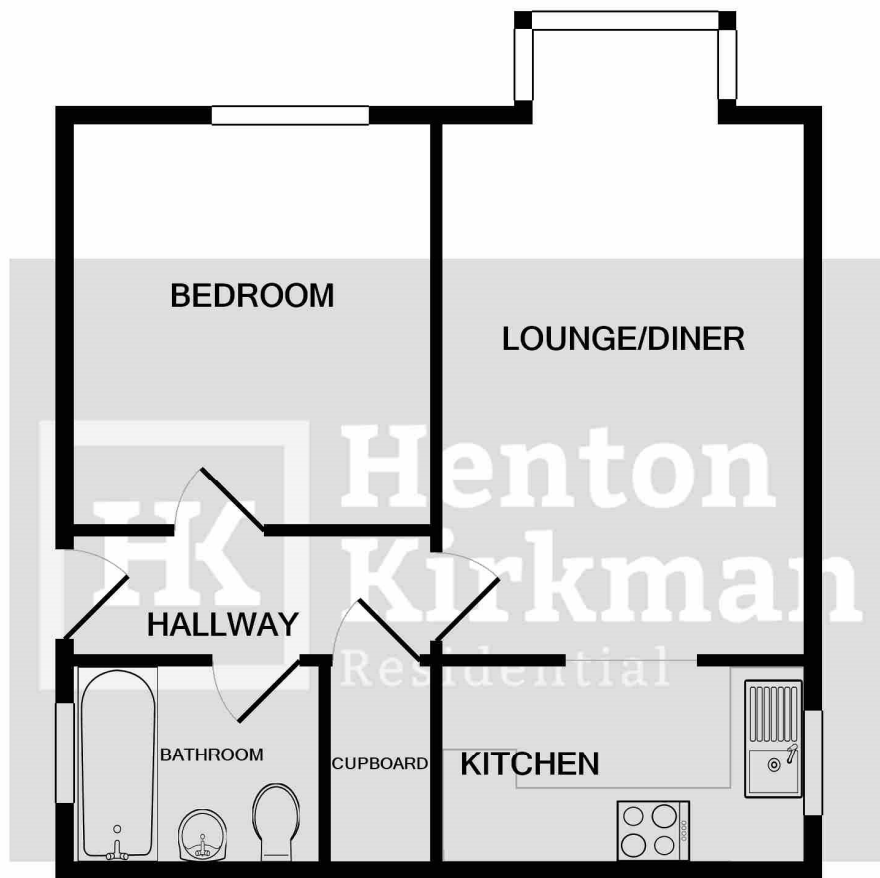
LOUNGE 4.29 m x 3.07 m (14'1 x 7'1) - This nice sized lounge is enhanced by a walk-in bay window which enjoys a sunny aspect and it has a wood effect laminate floor continuing from the hallway and in turn into the adjoining kitchen.

KITCHEN 3.07 x 1.82 m (7'1 x 6') - Having recently been refitted, this kitchen boasts brand new stylish units with textured wood effect worktops and tiled splash backs. There is a brand new built-in electric oven and hob and spaces with a washing machine and fridge freezer that can remain.

OUTSIDE - As you approach the front door from the road you walk through a residents parking area where there is one allocated space and where we are told there is ample visitor parking.

AGENTS NOTE - This is a Leasehold flat with service charges of £90 per month and a ground rent of £40 per quarter. The length of lease is yet to be confirmed but is believed to be approx. 90 years.





TOTAL APPROX. FLOOR AREA 419 SQ.FT. (38.9 SQ.M.)

Whilst every care has been taken in the preparation of these details, they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.



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