



Blake Avenue, Basildon

EXCELLENT CONDITION: Castle estate agents are pleased to offer for sale this very well presented 2 double bedroom 2nd floor apartment set in this ideal location within a short walk to Basildon town centre and mainline Station, this property has many benefits including a parking space.

- 2 Double bedrooms
- Ideal buy to let
- En-suite
- Parking space
- Balcony
- 2nd Floor
- Open plan
- Excellent condition
- Chain free
- Great location

£204,995 Leasehold

Front aspect

Communal parking x 1 car, communal gardens and double glazed communal door with entry phone system, stairs leading to the ground floor and own hard wood front door to:

Inner hallway

Doors to all rooms, large double storage cupboard, entry phone system, radiator, power points.

Lounge 15'0" by 12'1" (4m 57cm x 3m 68cm)

Double glazed windows to the rear and side aspect and door to large balcony measuring 12ft x 3ft, 2 x radiators, power points, tv point, telephone point, open plan to kitchen.

Kitchen 12'3" by 7'2" (3m 73cm x 2m 18cm)

A range of high gloss eye level and base level units incorporating, roll top work surfaces, stainless steel sink and single drainer with mixer taps, stainless steel under oven, over 4 ring gas hob and over extractor fan. tiled splash backs, power points, integral fridge freezer and washing machine, double glazed window to the rear aspect, wood effect flooring.

Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, tiled splash backs, wood effect flooring, heated towel rail, extractor fan, shaver point.

Bedroom 1 12'2" by 10'3" (3m 71cm x 3m 12cm)

Double glazed window to the side aspect, radiator, power points, tv point, telephone point, fitted wardrobes with mirrored sliding doors and door to:

En-suite

3 Piece White suite comprising of a low level flush toilet, hand wash basing with mixer taps and double shower cubicle with glass sliding doors, fully tiled and wall mounted mains shower, wood effect flooring, heated towel rail, shaver point, extractor fan and tiled splash backs.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Bedroom 2 12'2" by 10'2" (3m 71cm x 3m 10cm)

Double glazed window to the side aspect, power points, radiator.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 85 | 85 |
| (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 (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | 89 | 89 |
| (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 | |



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