



59 Appleford Court

G R
GILBERT
& ROSE

59 Appleford Court
Basildon
Essex
SS13 2EB

Offers in excess of £140,000



This top floor flat is the ideal purchase for first time buyers looking to get onto the property ladder! Inside the property, you will find an open planned lounge/diner with balcony overlooking Eversley Park & Pavilion, kitchen with space for several appliances, three piece suite shower room, utility space and double sized bedroom. The exterior provides off street parking and a well maintained communal garden where you can enjoy relaxing throughout the summer. Location wise, you will find yourself a stones throw from Eversley Park for long beautiful walks all year round, near bus connections with multiple routes, in walking distance to shops and supermarkets, a 20 minute walk from Pitsea train station and an 8 minute drive from Basildon shopping centre.



Communal Entrance

Communal entrance door into hallway with stairs leading to second floor flat.

Entrance

Entrance door into hallway comprising coved cornice to ceiling with ceiling lighting, laminate flooring, doors to:

Utility Space

Coved cornice to ceiling with ceiling lighting, space for washing machine, wall mounted boiler, linoleum flooring, door to:

Shower Room

Three piece suite comprising corner shower cubicle with shower attachment over, wash hand basin with mixer tap set into vanity unit, low level w/c, double glazed obscure window to front, coved cornice to ceiling with fitted spotlights, partially tiled walls, linoleum flooring.

Lounge/Diner

14'0" x 9'8" (4.27m x 2.97m)

Double glazed patio doors leading to rear leading to

balcony, coved cornice to ceiling with pendant lighting, radiator, laminate flooring, doors to:

Kitchen

7'6" x 4'11" (2.29m x 1.52m)

Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink and drainer unit, space for cooker with extractor unit over, space for fridge and freezer, double glazed window to side, coved cornice to ceiling with pendant lighting, tiled splash backs, tiled flooring.

Bedroom

11'1" x 7'1" (3.40m x 2.18m)

Double glazed window to rear, coved cornice to ceiling with pendant lighting, radiator, laminate flooring.

Parking

Allocated parking and visitors parking.

Communal Garden

Mostly laid to lawn with pathway leading to communal entrance.

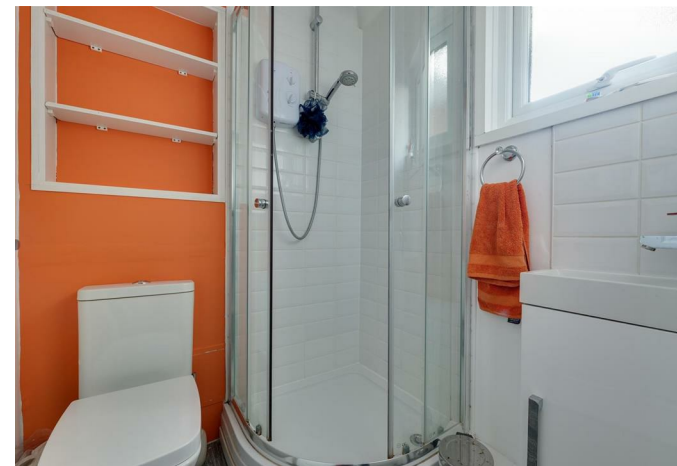
Lease Details

Lease - 100 years

Ground Rent - £10 per year

Service Charge - £773 per year

Management Company - Swan Housing



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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