



COWLING
& PAYNE

**ATTENTION
INVESTORS**
CASH BUYER ONLY!



RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE

Kingswood Court, Basildon
Guide Price £90,000

**** ATTENTION INVESTORS, CASH BUYER ONLY ** GUIDE PRICE £90,000 - £100,000 ****

Cowling & Payne bring to the market, this one-bedroom, ground floor apartment which is particularly suited to investors with a cash buyer only requirement due to a low lease & sitting tenant in situ. Current tenancy is under an AST paying £900.00 pcm.

The property comprises a double bedroom, reception room, kitchen and bathroom, providing a practical layout for ongoing rental use. It also benefits from having its own front door rather than needing access via the communal entrance.

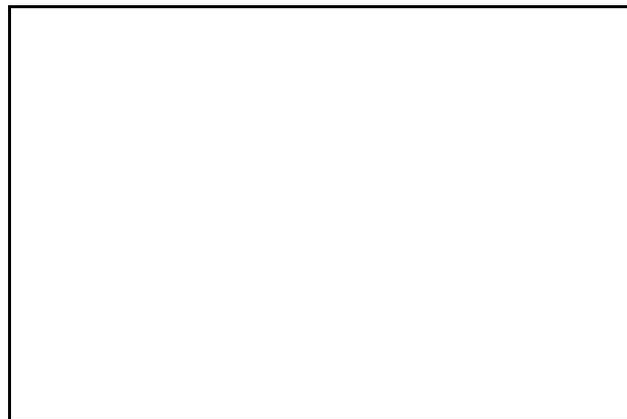
Location wise it benefits from its position within Basildon, offering access to a range of local amenities, including supermarkets, everyday shops and leisure facilities in and around the town centre. Basildon is also home to popular green spaces such as Northlands Park and Gloucester Park, providing opportunities for walking, cycling and outdoor recreation.

Public transport links are a key benefit of the area. Basildon & Pitsea railway stations are located a short drive away, offering regular services to London Fenchurch Street. Services also run towards Southend and other parts of south Essex. Local bus routes connect surrounding neighbourhoods with the town centre, retail parks and nearby hospitals.

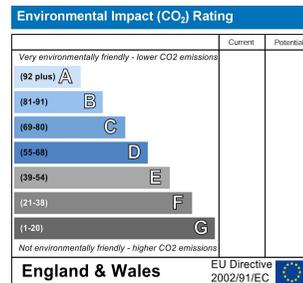
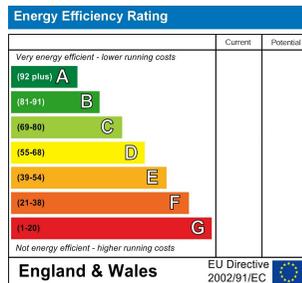
Road links are convenient, with access to the A13 & A127, providing routes towards London, Southend and the wider Essex road network.

The lease has 59 years remaining, interested parties should contact the office for information on a potential lease extension. Leaseholder has confirmed lease can be extended by a further 90 years with the reduction of ground rent to a peppercorn.

Overall, this flat represents an opportunity for investors seeking an established rental property in Basildon with existing tenant and transport connections.



- OWN FRONT DOOR
- LOUNGE
- BEDROOM
- BATHROOM
- KITCHEN
- COMMUNAL GARDENS



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