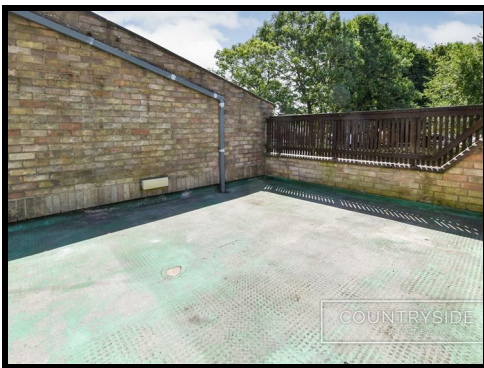


# COUNTRYSIDE

ESTATES



**95 Broomfields Court, Basildon, SS13 3LL**  
**£195,000 Leasehold**

REQUIRES MODERNISATION. THIS TWO DOUBLE BEDROOM MAISONETTE WITH ROOF GARDEN offers good sized living accommodation, a garage and carport. This property is conveniently located near the A13 and Pitsea Train Station and is also in the catchment of Northlands Infant School and Nursery and The Basildon Upper Academy.

# 95 Broomfields Court, Basildon, SS13 3LL

## Entrance Hall



Obscure aluminium window to front aspect, composite front door, laminate flooring, artex ceiling, storage cupboard, radiator and power points. Doors leading to:



## Lounge 17'9" max x 15'1" (5.41m max x 4.60m)



Aluminium sliding doors to rear aspect, laminate flooring, smooth plastered ceiling, radiators, TV and power points.



## Kitchen 9'2" x 8'8" (2.79m x 2.64m)



Aluminium window to front aspect, tiled flooring, artex ceiling, base and eye level wood units with laminate worktops, tiled splashbacks. Integrated appliances such as a NEFF oven and a Zanussi electric hob with extractor fan above. Stainless steel sink with chrome mixer tap, BAXI boiler. Space for washing machine and dairy fridge. Power points.

## Landing

Carpet, artex ceiling, radiator, airing cupboard containing water tank, power points.

# 95 Broomfields Court, Basildon, SS13 3LL

## Bedroom 1 10'11" x 8'10" (3.33m x 2.69m)



Aluminium window to rear aspect, carpet, artex ceiling, built in wardrobes, radiator and power points.

## Walk-In-Wardrobe 5'1" x 4'9" (1.55m x 1.45m)

Aluminium window to side aspect, carpet, artex ceiling.

## Bedroom 2 13'2" x 8'10" (4.01m x 2.69m)



Aluminium window to front aspect, carpet, artex ceiling, built in wardrobes, radiator and power points.

## Bathroom 6'2" x 6'0" (1.88m x 1.83m)



Obscure aluminium window to rear aspect, vinyl flooring, artex ceiling, fully tiled walls, pedestal wash hand basin, panelled bath

with chrome mixer tap and chrome handheld shower head above.

## W/C



Obscure aluminium window to side aspect, vinyl flooring, artex ceiling and close coupled dual flush W/C.

## Roof Garden 15'2" x 13'3" (4.62m x 4.04m)



South facing roof garden with lighting and brick storage shed.



Council Tax  
Band B

## Garage 19'2" x 7'9" (5.84m x 2.36m)

# 95 Broomfields Court, Basildon, SS13 3LL

## Lease Term

88 Years Remaining

## Service Charge

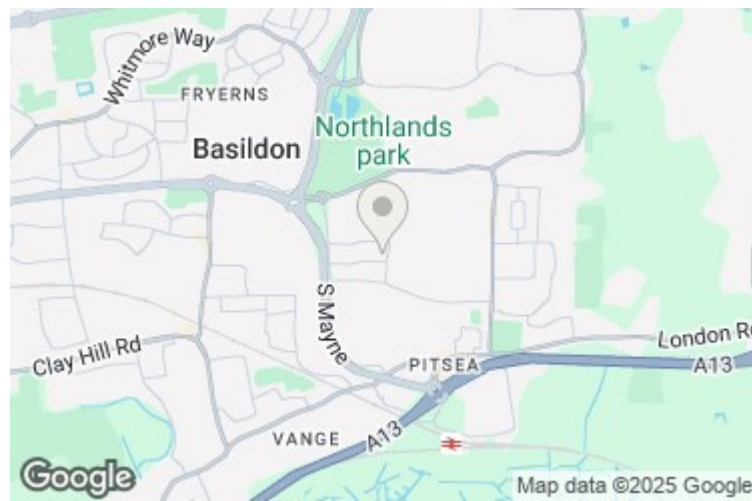
APPROX £1386 Per Year

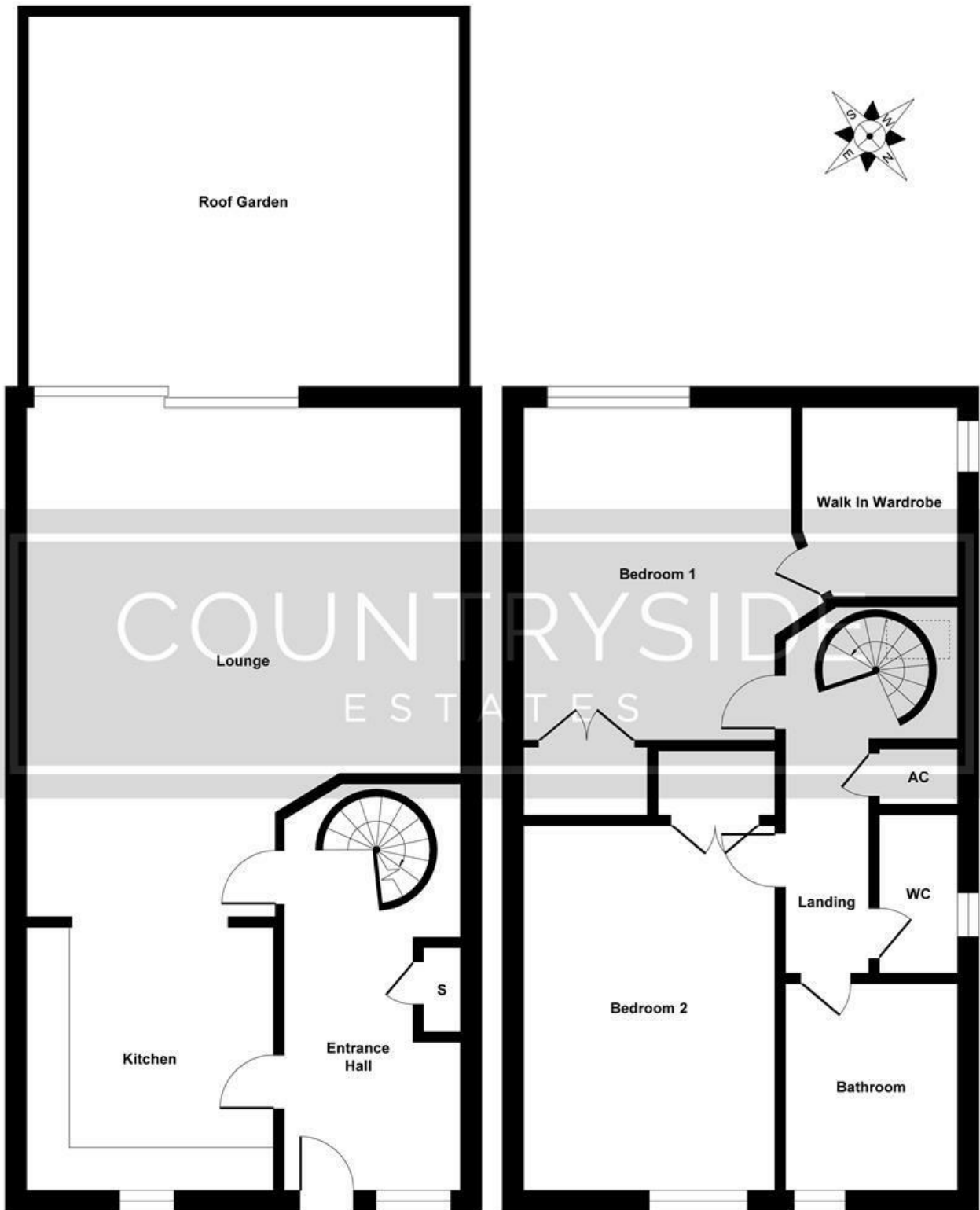
## Ground Rent

Non Applicable

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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