



STUART THOMAS
ESTATES

2 Camellia Place
, Basildon, SS15 5NL

- WEST FACING SUN BALCONY
- CLOSE TO LAINDON STATION
- ATTRACTIVE LOUNGE
- GOOD SIZE DOUBLE BEDROOM

Guide Price £155,000

EPC Rating '76'



ENTRANCE HALL Entrance door with a spyhole leads to the entrance hall. Large built in storage cupboard. Laminate flooring.

LOUNGE 14' 9" x 11' 6" (4.5m x 3.51m) Double glazed sliding patio doors lead to the WEST FACING SUN BALCONY. Radiator. Laminate flooring. Coving. Open plan to the:-

KITCHEN 11' 6" x 5' 10" (3.51m x 1.78m) Double glazed window to the side. Single drainer stainless steel sink unit with cupboards under. Space for a tumble dryer and washing machine. Coving. Laminate flooring. Wall mounted gas fired combi central heating boiler. Open plan to the larder cupboard.

BEDROOM 14' 10" x 8' 2" (4.52m x 2.49m) Double glazed window. Laminate flooring. Coving.

BATHROOM A 3 piece white suite comprises a low level wc pedestal wash hand basin and panelled bath with an electric shower over. High level obscure double glazed window. Fully tiled to all visible walls

and floor.

TENURE Leasehold. 125 year lease from 1980 The vendor informs us the current service charge is approximately £235 per annum. Permit parking available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

