

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wood Green, Basildon, SS13 1RU



£200,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this recently refurbished two bedroom 2nd floor flat, situated in the Burnt Mills area of Basildon and backing onto and with views over woodland. Immaculately presented, the property has a recently fitted modern kitchen and bathroom; allocated parking space; share of freehold and a long lease of approx. 90 years. EPC rating - TBC. Our ref: 15682

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Wood Green, Basildon, SS13 1RU

Accommodation comprises:

Entrance via secure communal door. Stairs to all floors. Personal entry door to:

HALLWAY

Skimmed ceiling. Loft access. Phone entry system. Electric radiator. Airing cupboard housing hot water cylinder. Laminate flooring. Doors to:



LOUNGE/DINER 17' 1" x 11' 4" reducing to 8' 10" (5.21m x 3.45m > 2.69m)

Skimmed ceiling. Double glazed windows to front and side aspects. Electric radiator. TV point. Laminate flooring. Opening to:



KITCHEN 8' x 7' 3" reducing to 5' 3" (2.44m x 2.21m > 1.6m)

Skimmed ceiling. Double glazed window to front aspect. Recently fitted with a range of modern base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Space for fridge/freezer. Space for washing machine. Tiled splashbacks. Tiled floor.

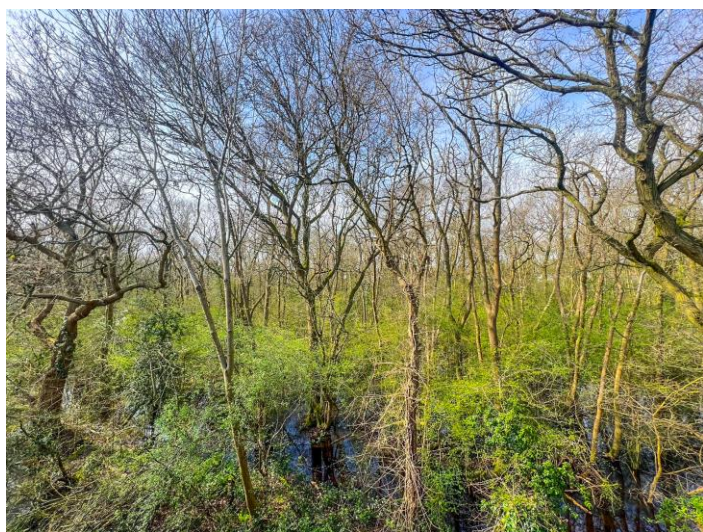
BEDROOM ONE 12' 8" x 8' 7" (3.86m x 2.62m)

Skimmed ceiling. Double glazed windows to side and rear aspects with views towards woodland. Electric radiator.



BEDROOM TWO 12' 8" reducing to 10' 2" x 8' 3" (3.86m > 3.1m x 2.51m)

Skimmed ceiling. Double glazed floor to ceiling window to rear aspect with views towards woodland. Electric radiator.



BATHROOM 7' 1" x 5' 7" (2.16m x 1.7m)

Skimmed ceiling. Recently fitted three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with mixer shower. Extractor fan. Part tiled walls. Electric heater. Tiled floor.



OUTSIDE OF PROPERTY:

Allocated parking space for one vehicle in a car port. Communal grounds and car park.

Agent's Note:

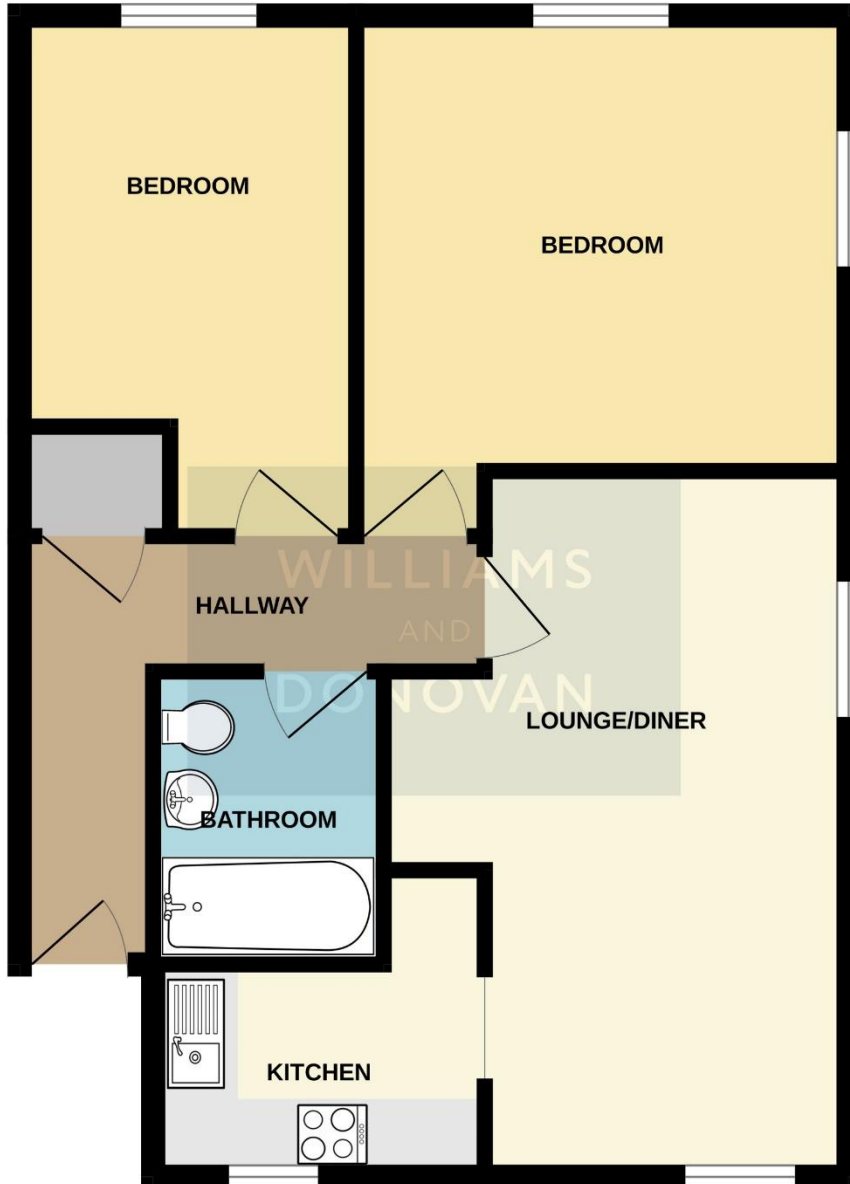
Share of freehold

Lease length - 90 years approx.

Ground rent - TBC.

Maintenance charges - TBC.

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

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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