



DAVID ABBOTT

Estate Agents



DRAFT COPY:

I confirm that i have checked all these particulars and they are correct in all respects.

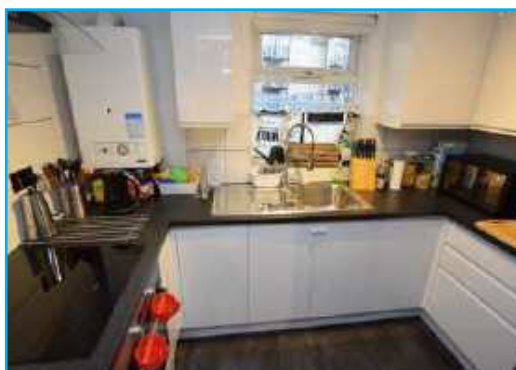
Name:

Signature: Date:

Ryedene Close, Basildon, SS16 4TE

Guide price £150,000

DAVID ABBOTT ESTATE AGENTS- GUIDE PRICE £150,000 -£160,000.- Are pleased to offer to the market this RECENTLY REFURBISHED purpose built FIRST FLOOR apartment. Accommodation comprises of an entrance hall, spacious LOUNGE/DINER, ONE BEDROOM, MODERN fitted kitchen, bathroom/wc. SUN BALCONY. Ample communal parking is available. The property is close to good transport links giving easy access into Basildon town centre and the shopping facilities at Pitsea. Energy C.75. Call to view today on 01268 498355



Ryedene Close, Basildon, SS16 4TE

Entrance

Double glazed entrance door to 'L' shaped hallway.

Built in storage cupboard

Bedroom One 13' x 10'7" (3.96m x 3.23m)

Double glazed window overlooking the sun balcony. Smooth ceiling, radiator.

Bathroom

Recently fitted modern 3 piece white suite, comprising panelled bath with shower screen and shower over, wash hand basin and low level w.c. Obscure double glazed window. Plumbing for washing machine with cupboard over. Extractor fan. Wall mounted heated towel rail.

Lounge/diner 16'1" x 11'5" (4.90m x 3.48m)

A spacious and airy room with full height double glazed window and door to sun balcony. Smooth ceiling. Radiator.

Kitchen 9'4" x 6' (2.84m x 1.83m)

Grey roll top work surfaces with a range of high gloss white units to eye and base level. Stainless steel sink unit.

Built in 4 ring electric hob with extractor over and electric oven below. Wall mounted boiler. Double glazed window.

Externally

Sun balcony and ample communal parking

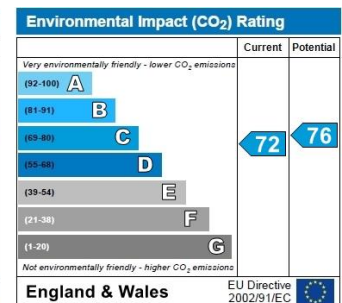
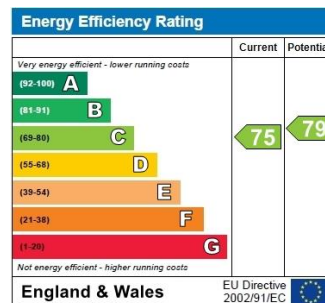
Tenure

Leasehold

We are advised that there are 96 years unexpired on the lease.

Ground rent £50 per annum

Service Charge £115.00 per quarter



1: These particulars do not constitute part or all of an offer or contract.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: David Abbott Estate Agents has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

4: David Abbott Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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