



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Waterville Drive, Basildon



Morgan Brookes believe – This beautifully presented two-bedroom first-floor apartment is ideal for commuters and small families, located just 0.7 miles from Pitsea Mainline Station with direct links into London. The property boasts a spacious living room, a modern kitchen and bathroom, and two well-proportioned double bedrooms, including a master with a separate dressing room.

Our Sellers love - How spacious the property is & being so close to all local amenities, Pitsea Train Station & easy access to the A13 & A127.

Key Features

- Two Bedroom First Floor Apartment.
- 0.7 Miles to Mainline Pitsea Station.
- Modern Fitted Kitchen & Bathroom.
- No Onward Chain.
- Well Maintained Communal Gardens.
- Call Morgan Brookes Today!
- Communal Parking.

£200,000



Waterville Drive, Basildon

Entrance

Wood paneled door to:

Hallway

Wooden flooring, storage cupboard, smooth ceiling, doors to:

Living Room

19' 1" x 13' 11" (5.81m x 4.24m)

Double glazed window to rear aspect, storage heater, smooth ceiling, carpet flooring.

Kitchen

8' 11" x 7' 9" (2.72m x 2.36m)

Double glazed window to rear aspect, fitted range of base & wall mounted units, roll top work surfaces incorporating sink & drainer unit, induction hob with extractor over, integrated oven, integrated fridge/freezer, splash back tiling to walls, tiling to floor, smooth ceiling.

Bathroom

8' 0" x 4' 9" (2.44m x 1.45m)

Bath with rainforest shower head & shower screen, low level WC, vanity hand basin, complimentary tiling to walls, tiled flooring, smooth ceiling incorporating downlights.

Master Bedroom

12' 11" x 10' 5" (3.93m x 3.17m)

Double glazed window to side aspect, storage heater, smooth ceiling, carpet flooring.

Dressing Room

7' 9" x 6' 6" (2.36m x 1.98m)

Smooth ceiling, carpet flooring.

Second Bedroom

9' 5" x 8' 5" (2.87m x 2.56m)

Double glazed window to rear aspect, wooden flooring, storage heater, smooth ceiling.

Garden

Well maintained communal gardens.

Parking

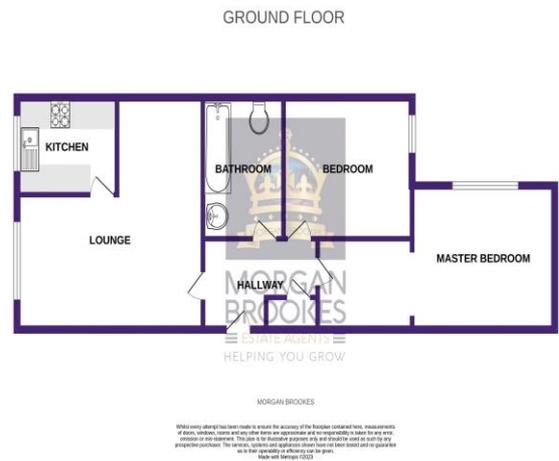
Communal parking.

Additional Information

Length Of Lease Remaining : 160 years approx.

Service Charge : £117.50 per month

Ground Rent Charge : £100 per annum



Local Authority Information
Basildon Borough Council
Council Tax Band: B

01268 755626

morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.