



49 Bramble Tye, Laindon, Basildon, SS15 5GR

Offers In Excess Of £240,000

- TWO ALLOCATED PARKING SPACES
- DUAL ASPECT LOUNGE / DINER
- LONG LEASE REMAINING
- COMMUNAL GARDEN
- NEARBY NATURE RESERVE
- TOP FLOOR APARTMENT
- MODERN KITCHEN
- DUAL ASPECT BEDROOM
- SOUGHT AFTER NOAK BRIDGE DEVELOPMENT
- IMMACUATELY PRESENTED

Situated on the top floor, is this immaculately presented two bedroom apartment, with loft storage space, telephone entry system, communal garden and two allocated parking spaces. The entrance hallway has a built-in airing cupboard, housing the hot water tank and inset spotlights to the ceiling, there is a modern bathroom with low level W.C, pedestal wash hand basin, paneled bath with shower above, built-in storage. Bedroom one is a spacious dual aspect room and bedroom two would make an ideal children's bedroom or study / dressing room, freestanding wardrobes to remain. The living room is a good size, also being dual aspect with a media wall and built in storage cupboard, inset spotlights to the ceiling. The modern fitted kitchen has a range of wall and base level units, stainless steel sink/drain, Potterton gas boiler, integrated oven and hob, spaces for fridge/freezer and washer/dryer. This popular location is within walking distance of shops, schools and the Noak Bridge Nature Reserve.



Council Tax Band: C



ENTRANCE HALLWAY

10'11 x 7'7 reducing to 3'2

BEDROOM ONE

11'2 x 10'10

BEDROOM TWO

10'1 x 7'3

BATHROOM

6'7 x 6'6

LOUNGE / DINER

15'0 reducing to 10'9 x 14'8

LOFT ACCESS

TWO ALLOCATED PARKING SPACES

COMMUNAL GARDEN





Viewings

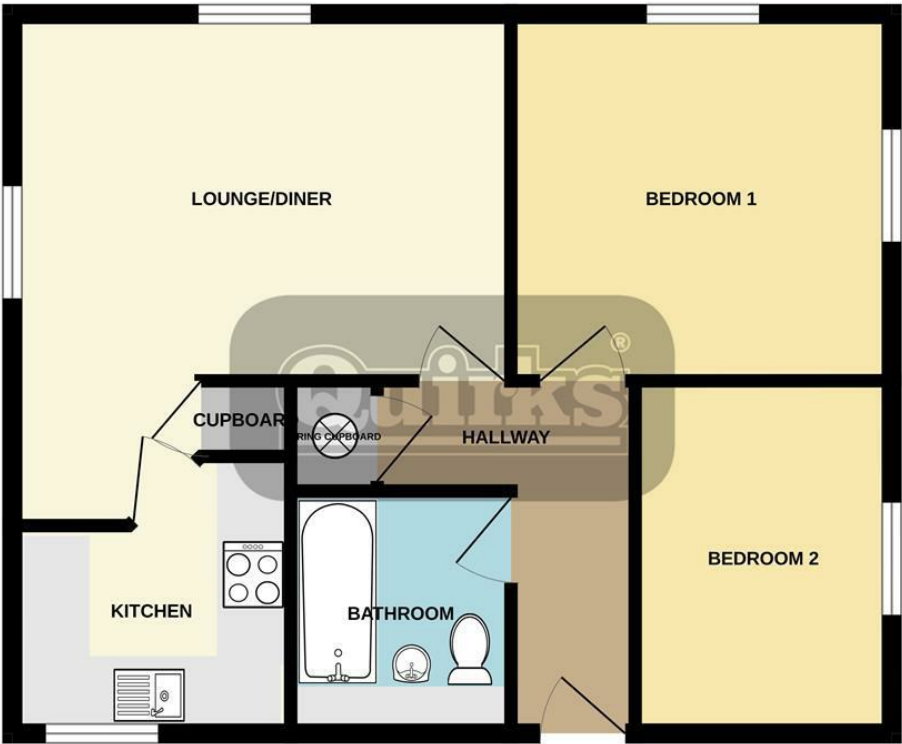
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.5 sq.m.) approx.
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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