



## Gainsborough Close, Basildon

Guide Price £160,000

- ONE BEDROOM SECOND FLOOR APARTMENT
- LIFT IN BLOCK
- DOUBLE GLAZED
- RECYCLING POINT
- EPC - C
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- BICYCLE STORE
- POPULAR LOCATION LOCAL SHOPS AND SCHOOLS NEARBY
- COUNCIL TAX BAND - B - BASILDON

GUIDE PRICE £160,000 TO £170,000 - A ONE BEROOM SECOND FLOOR APARTMENT in modern block being offered for sale with NO ONWARD CHAIN. The apartment has GAS CENTRAL HEATING and DOUBLE GLAZING as well as ALLOCATED PARKING and a fully functional KITCHEN with APPLIANCES INCLUDED. ALLOCATED OFF ROAD PARKING and ACCESSED VIA LIFT. We would urge interested applicants to contact QUIRKS for an immediate viewing



Council Tax Band: B



### COMMUNAL ENTRANCE

Security controlled street door, letter boxes, stairs and lift to upper floors, access to parking area and bin stores etc

### ENTRANCE HALL OF FLAT

Street door to entrance hall, video entry telephone for security entrance, doors to accommodation, radiator, doors to storage cupboard

### OPEN PLAN

#### LOUNGE/KITCHEN

20'8 x 10'9

Double glazed window to flank of block, open plan to kitchen, kitchen is extensively fitted with a range of units to both ground and eye level with under unit lighting, sink unit with mixer tap and drainer, fitted oven and hob with hood over, integrated dishwasher, fridge freezer and washing machine to remain, gas boiler located in cupboard, radiator

### BATHROOM

Extractor fan, panelled bath with shower and screen, low flush wc, wall mounted wash hand basin, heated towel rail, tiling to floor and walls

### BEDROOM

11'2 x 10'1

Double glazed window to front of block, radiator, built in wardrobe

### PARKING

1 x allocated parking space in communal car park, numbered 60

### OUTSIDE

Bin store, recycling and refuse points, bicycle storage

### LEASE INFORMATION

LEASE STARTED -

23/03/2011

YEARS TO RUN - 985

GROUND RENT - £100.00

PA

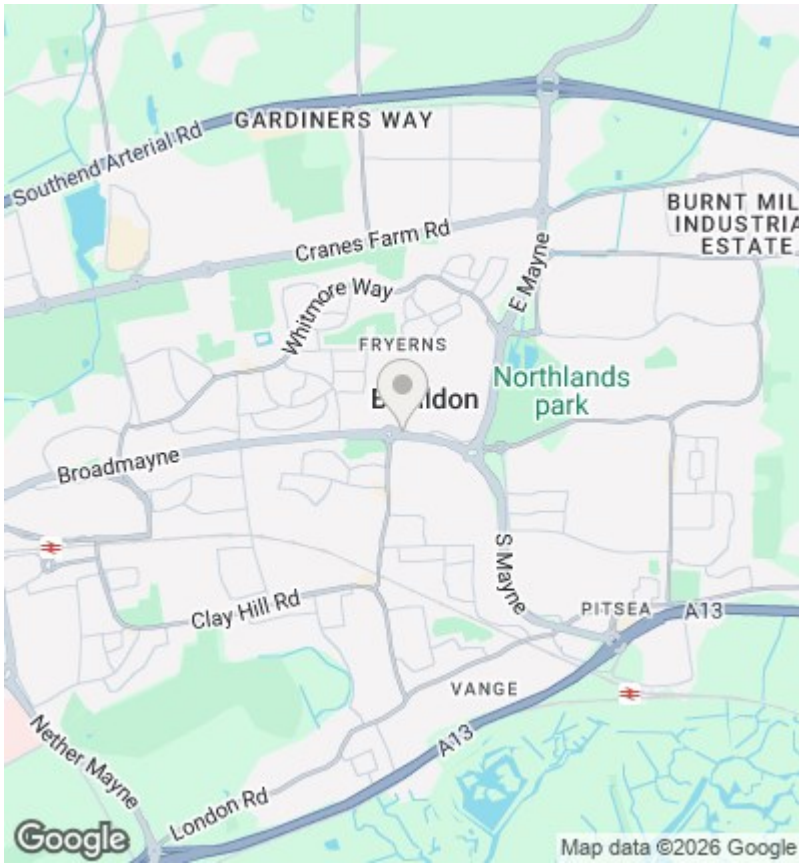
SERVICE CHARGE -

£2,180.52.

### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





EPC Rating:

C

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

