

## Ballards Walk, Basildon

£199,999

- TWO BEDROOM FIRST FLOOR MAISONETTE
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- EPC - D
- SUN BALCONY
- DOUBLE GLAZED
- POPULAR LEE CHAPEL NORTH AREA
- KEYS HELD FOR VIEWINGS
- COUNCIL TAX BAND - B - BASILDON

A FIRST FLOOR MAISONETTE with SUN BALCONY is offered for sale with NO ONWARD CHAIN. Located in the popular LEE CHAPEL NORTH area of BASILDON near to all local amenities. This property is DOUBLE GLAZED and has GAS CENTRAL HEATING as well as the added advantage of a SUN BALCONY. Keys are held for an immediate viewing which is recommended so as to avoid disappointment.



Council Tax Band: B



## ENTRANCE

Own double glazed street door, stairs to first floor

## HALLWAY

Doors to accommodation

## LOUNGE

14'7 x 10'4

Double glazed window to front with double glazed door alongside leading to SUN BALCONY, radiator, opening to KITCHEN

## BEDROOM ONE

14'4 x 9'4

Double glazed window, radiator, built in wardrobe

## BEDROOM TWO

11'6 x 8'10

Double glazed window, radiator, built in wardrobe

## BATHROOM

Double glazed window, three piece suite in white comprising panelled bath with electric shower over, low flush wc and wall mounted wash hand basin, radiator, part tiled

## KITCHEN

8'7 x 7'2

Double glazed window to front, range of units to both ground and eye level with complimentary roll edged work surfaces, inset sink unit with drainer and mixer tap, fitted oven and hob with hood over, cupboard housing gas boiler, space and plumbing for washing machine, recess for fridge/freezer

## OUTSIDE

Lockable cupboard or bin store, communal and on street car parking nearby

## LEASE INFORMATION

YEARS TO RUN - 90

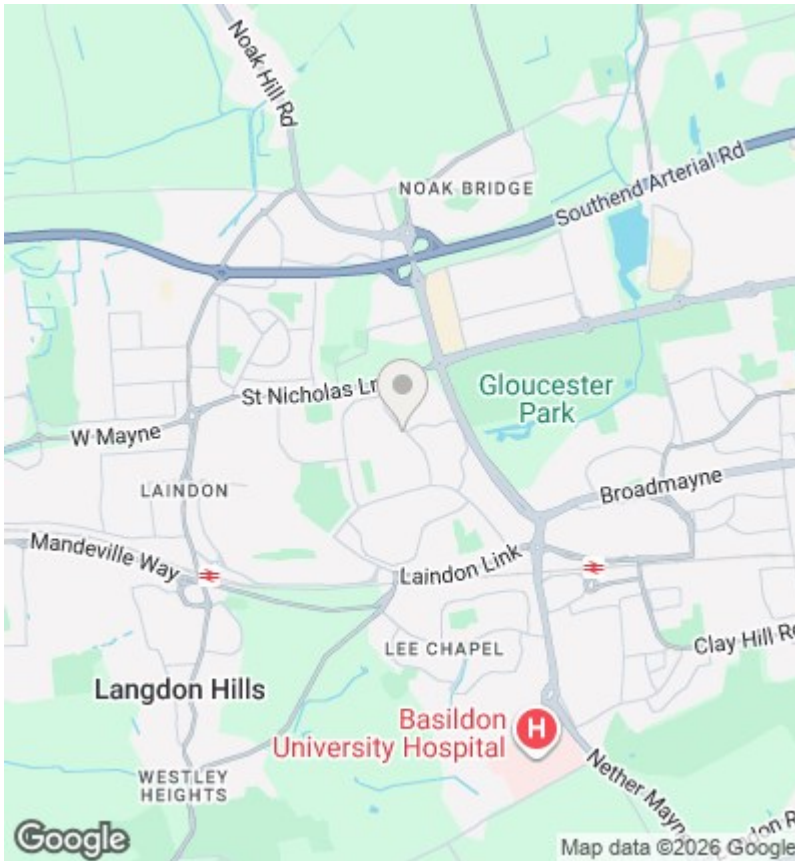
GROUND RENT - £0

SERVICE CHARGE - £1150

REVIEW PERIOD - Annually

## 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:

D

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>		<b>75</b>
(55-68) <b>D</b>	<b>61</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	



Floor 0

