

Ref: LAI260062



Hilbery Chaplin are delighted to offer to the market, with no onward chain, this well-proportioned one-bedroom apartment, exclusively for the over 55's, situated within a popular development on Bridgecote Lane in the heart of the sought-after Noak Bridge Conservation Area. Offering comfortable, low-maintenance living with manageable charges and an approximately 84-year lease, this property is perfectly suited to those looking to downsize or enjoy retirement within a friendly and established community.

The accommodation offers a bright and spacious lounge, a fitted kitchen, generous double bedroom and shower room. Residents also benefit from secure communal entrance access, a communal laundry room, well-maintained communal gardens and residents' parking.

Ideally positioned within one of Basildon's most desirable village settings, the development is just a short walk from Noak Bridge's excellent local amenities, including a shop, pharmacy, medical centre, village hall and pub. The village is well known for its attractive green spaces, picturesque duck ponds and pleasant walking routes, whilst regular bus services provide easy access to Basildon and Billericay. The nearby A127 offers excellent road connections to the M25 and surrounding Essex towns, making this an ideal location for those wishing to remain well connected whilst enjoying a quieter pace of life.

Asking Price £160,000
To View Call 01268 416661

Bridgecote Lane
Basildon

www.hilberychaplin.co.uk

High Road, Laindon, Basildon, Essex, SS15 6DQ
Email: laindon@hilberychaplin.co.uk

Branches at: ROMFORD : HORNCHURCH : SHENFIELD : LAINDON

Bridgecote Lane, Basildon



Summary:

Well Connected to Both Local and Surrounding Areas.

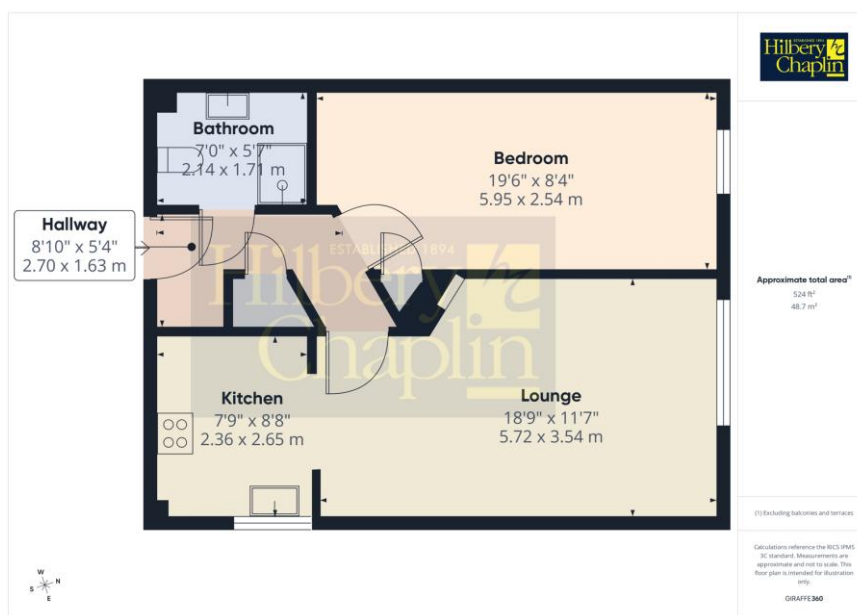
£190 A Month Service Charge and £35 A Year Ground Rent.

An Approximate 84 Year Lease On The Property.

Communal Parking, Gardens and Laundry Room.

Village Feel with Lots of Local Amenities

Placed Within A Conservation Area, Including Lots of Walking Routes.



The EPC for this property is available upon request.



Nobody is better qualified to sell your home!

PLEASE NOTE: Hilbery Chaplin, for themselves and for the vendors or lessors of this property give notice that: (1) These particulars do not constitute any part of an offer or contract; (2) All descriptions, dimensions and other particulars are given only to present a fair overall view and, whilst believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Hilbery Chaplin has any authority to make or give any representation or warranty, whatever, in relation to this property; (4) We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise; (5) Fixtures and fittings mentioned may not be included if an offer is accepted; (6) No enquiries have been made relating to Town Planning or Building Regulation Approval.