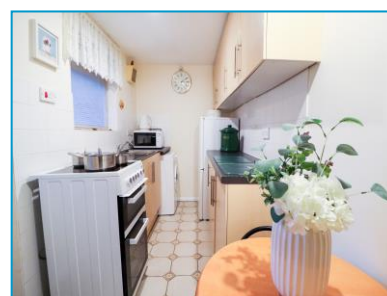




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Oakdene Road, Basildon



**Morgan Brookes believe** - This ground floor apartment offering an excellent opportunity to both first time buyers or a buy to let investor alike! The property comprises of an open living room/kitchen, two spacious bedrooms, a three-piece bathroom suite, a low maintenance rear garden, garage and parking.

**Our Sellers love** - The convenience of being on the ground floor, close to shops and transport links.

### Key Features

- Ground Floor Apartment.
- Two Bedrooms.
- Open Living Room/Kitchen.
- Low Maintenance Rear Garden.
- Garage and Off Street Parking.
- Within Close Proximity To Local Amenities.
- Easy Access To Transport Links.
- Call Morgan Brookes Today.

**Offers in Excess of  
£210,000**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Oakdene Road, Basildon

## Communal Entrance

Panelled door leading to:

## Communal Hallway

Door leading to:

## Private Hallway

Cupboard housing electric meters, smooth ceiling, tiled flooring, doors leading to:

## Living Room

14' 3" x 9' 1" (4.34m x 2.77m)

Storage heater, built in storage area, opens to:

## Kitchen

5' 9" x 10' 10" (1.75m x 3.30m)

Double glazed window to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, tiled flooring, double glazed panel door leading to rear garden.

## Master Bedroom

9' 7" x 10' 9" (2.92m x 3.27m)

Obscure double glazed window to side aspect, fitted wardrobes, storage heater, wood effect flooring.

## Shower Room

7' 7" x 6' 7" (2.31m x 2.01m)

Obscure double glazed window to side aspect, shower cubicle incorporating raised shower system, vanity hand basin, low level W/C, cupboard housing water tank, smooth ceiling, tile effect flooring.

## Second Bedroom

7' 5" x 7' 2" (2.26m x 2.18m)

Obscure double glazed window to side aspect, tile flooring.

## Rear Garden

Paved seating area, remainder laid to lawn, shed to remain.

## Garage

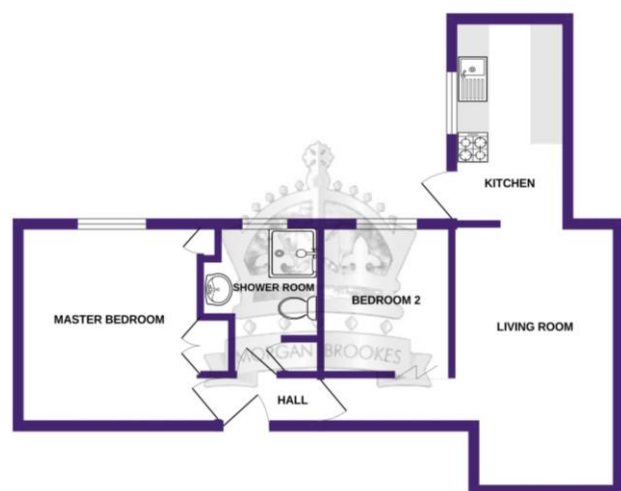
Off street parking available in front of garage.

## Additional Information

Council Tax Band: A

Service Charges: £114 PCM

Ground Rent: £35 PA



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given.  
Drawn with Morganbrookes

## Local Authority Information

Basildon Borough Council

Council Tax Band: A

01268 755626

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£210,000

### 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.