

£210,000 Leasehold

Eden Apartments, Ravenscourt Drive, Basildon, Essex SS16 4HF



- First Floor
- Semi-Open-Plan Kitchen/Reception Room
- Two Good-Sized Double Bedrooms
- Communal Parking
- Approx. 706 Sqft Gross Internal Area
- Juliette Balcony
- Very Good Energy Efficiency Rating
- Town Centre Within Easy Reach

## GENERAL DESCRIPTION

A spacious flat on the first floor of a modern development. The property has a twenty-foot reception room with attractive flooring and a Juliette balcony. The semi-open-plan kitchen area features sleek, white units. There are two generously-sized double bedrooms and a bathroom with mosaic detailing. Well insulated walls and gas central heating make for a very good energy-efficiency rating. Pitsea is the nearest station plus Basildon Railway Station and the nearby shopping district are only a few minutes drive away and can also be reached via bus from nearby Clay Hill Road or by brief bike ride.

**Tenure:** Leasehold (125 years from 01/04/2008).

**Service Charge:** £78.40 per month (subject to annual review).

**Ground Rent:** £300.00 for the year.

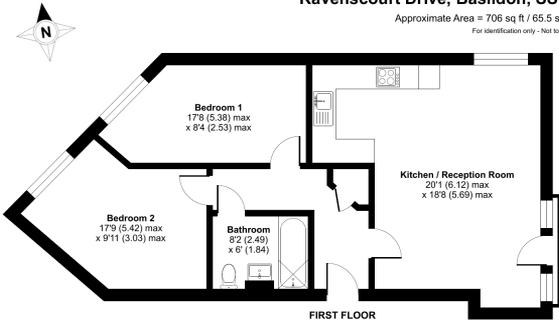
**Council Tax:** Band C, Basildon Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space specifically allocated to this property however we understand parking is available on a first come, first served basis.

**Ravenscourt Drive, Basildon, SS16**

Approximate Area = 706 sq ft / 65.5 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). ©rebeccom 2025. Protocol for Urban Moves. REF: 12191602

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

20' 1" max. x 18' 8" max. (6.12m x 5.69m)

#### Kitchen

included in reception measurement

#### Bedroom 1

17' 8" max. x 8' 4" max. (5.38m x 2.53m)

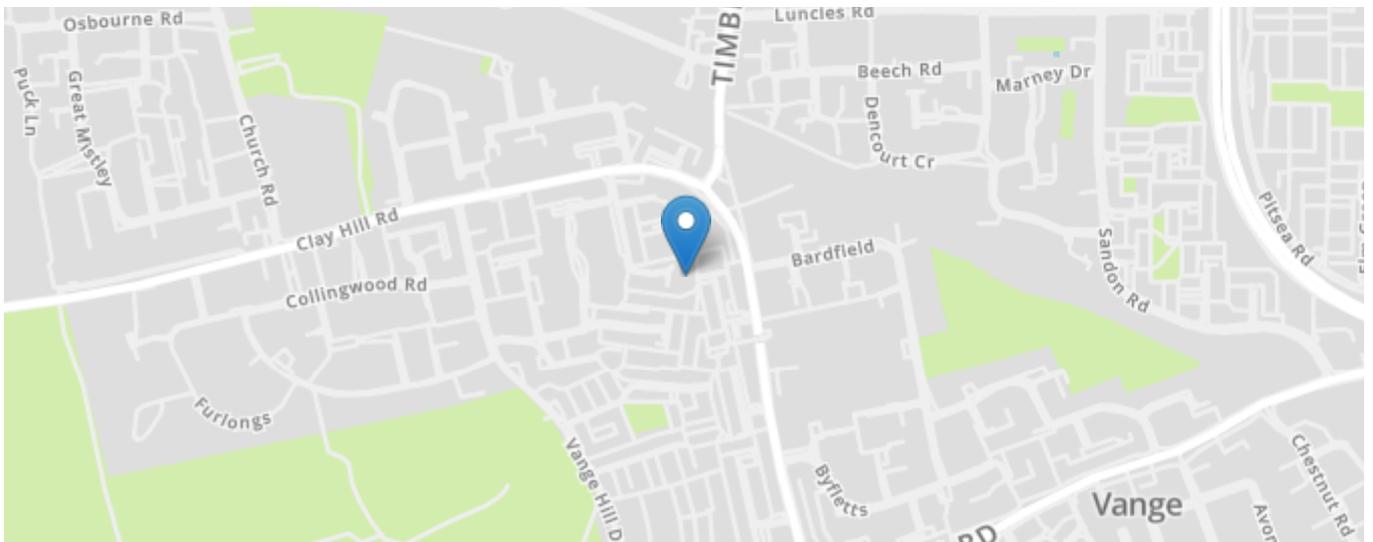
#### Bedroom 2

17' 9" max. x 9' 11" max. (5.42m x 3.03m)

#### Bathroom

8' 2" x 6' 0" (2.49m x 1.84m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.