

## Apartment



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

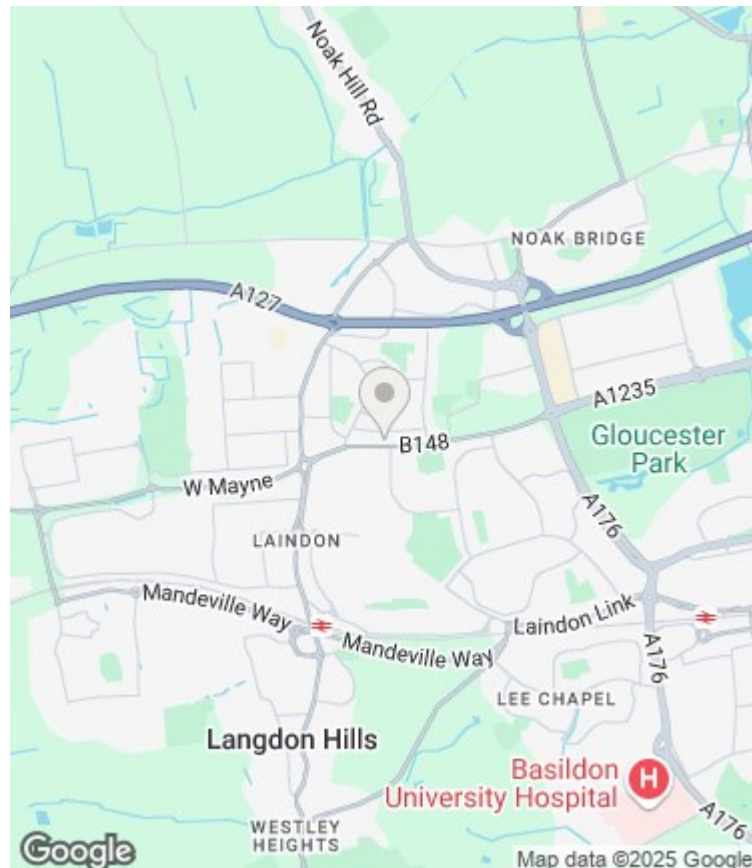
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

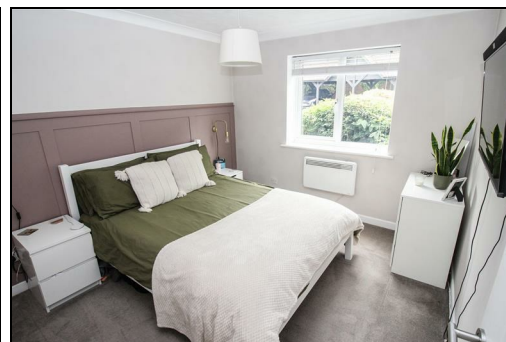
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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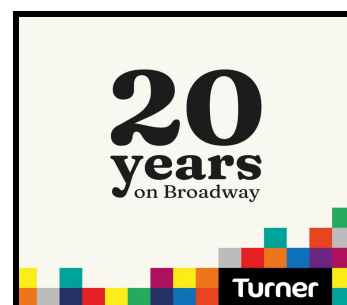


SUPER STYLISH GROUND FLOOR APARTMENT  
TWO DOUBLE BEDROOMS  
REFITTED KITCHEN WITH APPLIANCES  
TWO ALLOCATED PARKING SPACES - ONE BEING A  
CART LODGE  
GREAT TRANSPORT LINKS TO A127 & LAINDON TRAIN  
STATION

METICULOUSLY PRESENTED THROUGHOUT  
GREAT SIZED LOUNGE / DINER  
MODERN BATHROOM  
LANDSCAPED COMMUNAL GARDENS  
VIEWING IS AN ABSOLUTE MUST

**Copperfields, Basildon**

**£227,500**



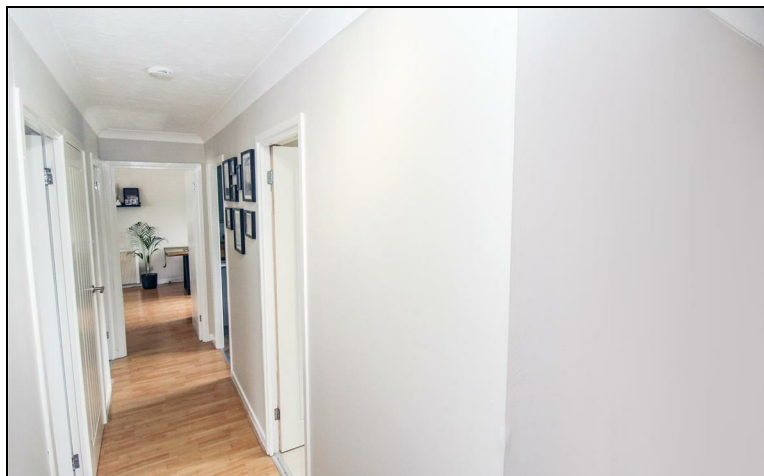


WHAT & WHERE - SUPER STYLISH AND METICULOUSLY PRESENTED TWO DOUBLE BEDROOMED GROUND FLOOR APARTMENT ON EVER POPULAR DEVELOPMENT. OFFERING GREAT SIZED ACCOMMODATION, A RECENTLY REFITTED KITCHEN WITH APPLIANCES, GREAT SIZED LOUNGE / DINER AND TWO ALLOACTED PARKING SPACES. EASY ACCESS TO LAINDON TRAIN STATION AND THE A127.

WHY - LOOKING FOR YOUR FIRST HOME, WITH ABSOLUTELY NOTHING TO DO THEN THIS COULD BE PERFECT FOR YOU. OFFERING EASY ACCESS TO LAINDON STATION AND THE A127, MAKING IT IDEAL FOR THE COMMUTER AND A DOWNSIZER WANTING ACCESS TO LOCAL AMENITIES.

 2  1  1  D

Council Tax Band : A



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#### ENTRANCE HALL

5.23m x 2.79m reducing to  
0.97m (17'2" x 9'2"  
reducing to 3'2")

#### LOUNGE / DINER

6.12m x 3.63m maximum  
(20'1" x 11'11" maximum)

#### REFITTED KITCHEN

2.69m x 1.78m (8'10" x  
5'10")

#### MASTER BEDROOM

3.23m x 2.97m (10'7" x  
9'9")

#### BEDROOM TWO

3.23m x 2.18m (10'7" x  
7'2")

#### BATHROOM

1.98m x 1.73m (6'6" x 5'8")

#### TWO ALLOCATED PARKING SPACES

#### LANDSCAPED COMMUNAL GARDENS

#### LEASE DETAILS

Lease Remaining - 88 years  
Ground Rent £100 - Per  
Annum  
Service Charges -

£2,232.06 Per Annum

This Information has been  
supplied by the Seller and  
not verified by a Solicitor

Section 21 of the Estate  
Agents Act 1979

The Vendor of this property  
is an employee of Turner  
Lettings Essex Limited. We  
are required to disclose  
this personal interest under  
Section 21 of the Estate  
Agents Act 1979



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

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