



## 1 bed apartment to buy in SS13

Delvins, Basildon, Essex, SS13 1PH

**£100,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ ONE BEDROOM MAISONETTE
- ✓ LONG LEASE OF 105 YEARS REMAINING
- ✓ SERVICE CHARGE - £892.00 PA
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Thomas Jack Smith  
Branch Manager  
South East Auction

01634 565510  
[southeast@pattinson.co.uk](mailto:southeast@pattinson.co.uk)

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are pleased to offer for sale by auction this one bedroom maisonette, situated in a convenient Basildon location. The property offers a practical layout comprising an entrance hall, lounge, separate kitchen, bathroom and bedroom, together with useful storage space.

Please note: This property is not suitable for mortgage buyers and is being offered on a cash-only basis.

Early enquiries are recommended.

Hallway -

Kitchen -

Bathroom -

Lounge -

Bedroom -

External - BIN STORE, CUPBOARD FOR ELECTRIC METERS

Communal Parking Nearby -

Council Tax Band: A

Tenure: Leasehold

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £892.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: Residents

Year built: 1980

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**COWLING  
& PAYNE**  
ESTATE AGENTS

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 76      | 78                      |
| (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 |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Delvins, Basildon, Essex, SS13 1PH

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

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