

## 10 New Waverley Road, Basildon – SS15 4BH

£190,000 Leasehold

Nestled in the sought-after location of Noak Bridge is this charming first-floor apartment with open plan living, large double bedroom, modern shower room, handy utility room and off road parking.

Council Tax band: A ~ EPC Energy **Performance Certificate**: C



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### Hallway

Good sized storage cupboard with shelving housing the Vaillant combi boiler. Radiator and loft hatch.

### Lounge

18' 1" x 11' 9" (5.50m x 3.58m)

Spacious living area with ample space for dining table, with widow to the front and open into the kitchen.

### Kitchen

8' 10" x 7' 10" (2.68m x 2.40m)

Fitted with a range of base and wall units with freestanding cooker and washing machine and windows to the side.

### Utility

4' 8" x 4' 0" (1.41m x 1.21m)

Situated to the rear of the kitchen is the convenient utility room which currently houses the fridge freezer which will remain with space for further storage.

### Bedroom

15' 4" x 8' 6" (4.68m x 2.58m)

A glass panelled door leads into this large double bedroom offering lots of room for storage or even a work from home area. Two double wardrobes will remain.

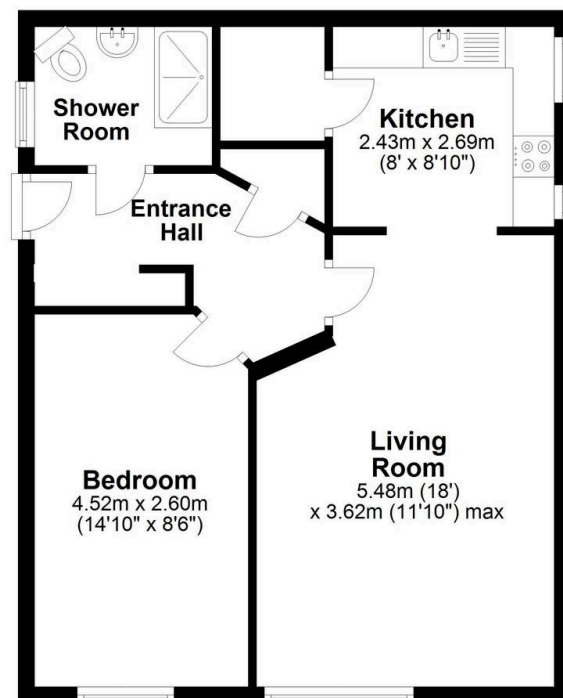
### Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Shower enclosure with panelled walls, wc and wash hand basin, chrome heated towel rail and window to the side.



### First Floor



Total area: approx. 50.6 sq. metres (544.1 sq. feet)