

Barnaby Way, Basildon, SS15

£145,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 1

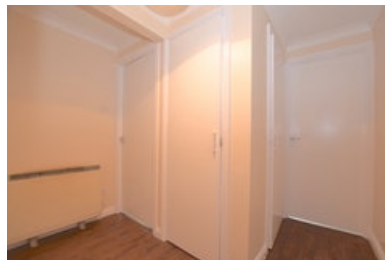
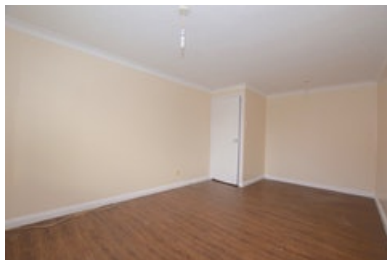
HouseSimple is pleased to present this property in Basildon.

Key features:

- one bedroom 11'2 x 10' built in wardrobe
- lounge 16'1 x 10'1 double glazed windows to side and rear
- Kitchen 13'2 x 5'7 white units with stainless steel sink cooker space space for fridge/freezer double glazed window to front
- bathroom fully tiled double glazed window to rear
- external storage cupboard
- allocated parking space

Extra info:

- **Property Age:** 28 years
- **Council Tax:** Band C (£1539.52 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 97 years remaining
- **Ground Rent:** £50.00 per-annum
- **Maintenance:** £1150.00 per-year
- **Maintenance Company:** HML



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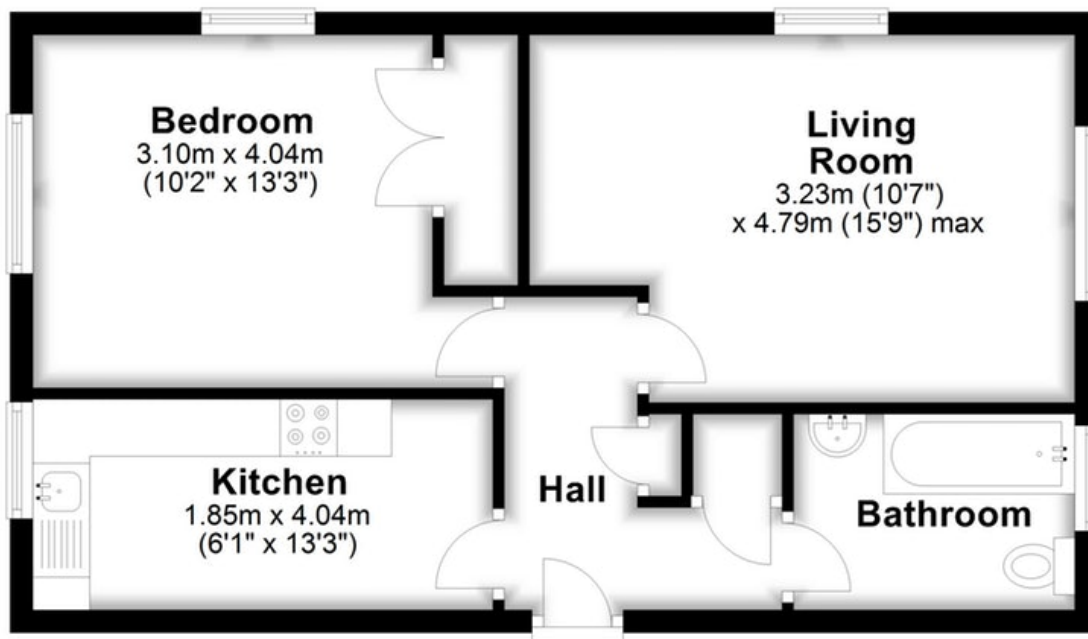
Newly decorated one bedroom ground floor flat situated on popular development with excellent transport network links.

The property offers kitchen, double bedroom (with built in wardrobe), bathroom with above bath shower, lounge, external storage cupboard and allocated parking space

Floor plan:

Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 41.7 sq. metres (449.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

1, Barnaby Way,
Laindon,
BASILDON,
SS15 5TS

Dwelling type: Ground-floor flat
Date of assessment: 20 October 2010
Date of certificate: 20 October 2010
Reference number: 9885-2800-6000-9920-5475
Type of assessment: RdSAP, existing dwelling
Total floor area: 45 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(91-100) A		
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E		57	62
(41-50) F			
(1-40) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(10-45) A		
(45-55) B			
(55-65) C			
(65-75) D			
(75-85) E		49	51
(85-95) F			
(95-100) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	514 kWh/m ² per year	492 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	3.4 tonnes per year
Lighting	£47 per year	£28 per year
Heating	£393 per year	£356 per year
Hot water	£118 per year	£118 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

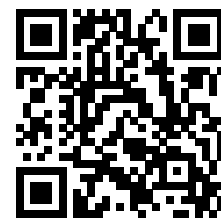
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

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