

Lot 100A

39 Kiln Shaw, Langdon Hills, Basildon, SS16 6LE



All enquiries Ref: Callum Glenn

- **Leasehold first floor two-bedroom flat**
- **investment**
- **rent reserved - £17,232 per annum**

Location:

The property is situated off Langdon Hills. Public transport links are well provided with Laindon Railway Station within close proximity together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities can be found locally within Laindon as well as surrounding areas including Basildon, Billericay and Wickford. Local recreational pursuits include the open spaces of Gloucester Park and Victoria Park.

Accommodation:

Two bedrooms, reception room, kitchen, bathroom/WC



EPC Rating: D

Council Tax Band: A

Tenancy:

The property is let on a periodic tenancy at a rent of £1,436 per calendar month

Rent reserved:
£17,232 per annum

Lease:

The property is held on a lease for a term of 125 years from the 15th August 1989.