



# TMS

## ESTATE AGENTS



### Pine Court Southernhay Close, Basildon, SS14 1FN

**£1,200 Per Month**



- ONE DOUBLE BEDROOM APARTMENT
- COUNCIL TAX BAND B / EPC - B
- ALLOCATED PERMIT PARKING
- UNFURNISHED LONG TERM LET
- SORRY PETS ARE NOT PERMITTED

- AVAILABLE END DECEMBER 2025
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- CLOSE TO TOWN CENTRE & MAINLINE STATION
- IDEAL FOR UNIVERSITY HOSPITAL
- PROFESSIONAL TENANTS.



AVAILABLE END DECEMBER 2025~ WELL PRESENTED 1 BEDROOM APARTMENT ~ SOUGHT AFTER DEVELOPMENT ~ LONG TERM LET ~ CENTRAL BASILDON

TMS ETSTAE AGENTS are delighted to offer to the market this beautifully presented one double bedroom apartment in the sought after Southern Hay Development in the centre of Basildon, this double bedroom apartment is in excellent condition and is one not to be missed.

Boasting a modern interior this unfurnished apartment offered for a long term let enjoys bright open plan living, with a stylish integrated kitchen and Juliette Balcony to the lounge area, a double bedroom and modern bathroom with shower over the bath.

Externally there is an allocated parking space for 1 car

LOCATION...The Pines is located a stone's throw from Basildon Station on the C2C line to Fenchurch Street and is close to both the hospital and the A13.

This is an unfurnished property and the landlord would like a long term let, unfortunately under the terms of the lease pets are not permitted

The council tax band is B / EPC - B the deposit is 5 weeks rent £1384.61 - Holding deposit £276.92

For broadband and phone coverage, please check through [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £43,200 PA TO MEET AFFORDABILITY

Call TMS ESTATE AGENTS today on 01843 866055 to book your accompanied viewing, we are available 7 days a week.

#### COMMUNAL ENTRANCE

Secured Entrance, lift to all floors

#### Area Map

#### APARTMENT

##### ENTRANCE HALL

Entry phone system

##### LOUNGE / DINER 14'3" x 12'6" (4.35 x 3.83)

Juliette balcony, wooden floor, open plan to kitchen

##### KITCHEN 8'10" x 7'5" (2.71 x 2.27)

Modern kitchen with integrated washer drier, fridge freezer and electric oven and hob, vinyl floor

##### BEDROOM 13'3" x 10'0" (4.06 x 3.07)

Fitted mirrored wardrobes, fitted carpet,.

#### BATHROOM

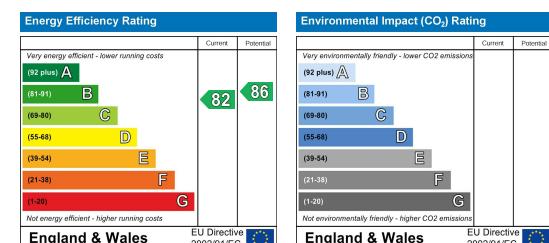
Three piece white suite with shower over bath., vinyl floor.

#### EXTERNAL

#### PARKING



#### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 representation or warranty in respect of the property.

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