



## Southernhay, Basildon

Guide Price £180,000



- Modern two-bedroom apartment in the popular Icon development
- Second-floor position with secure communal entrance
- 106 years remaining on the lease
- Spacious open-plan kitchen/lounge measuring over 20ft
- Current tenant paying £1,375 PCM, generating a 7.33% yield
- Excellent-sized bedrooms, including a large master
- Investor-only sale with a sitting tenant in place
- Just 200ft from Basildon Train Station—ideal for commuters
- Allocated parking space included
- Prime town-centre location close to shops, leisure facilities, A13 and M25



**\*GUIDE PRICE £180,000-£210,000\***

**Vibrant 2-bed apartment with sleek interiors, parking and a sitting tenant—just steps from Basildon Station. A ready-made investment in the ultimate convenience hotspot.**

Welcome to The Icon—and yes, it genuinely lives up to its name. This stylish two-bedroom, second-floor apartment delivers modern living in the heart of Basildon Town Centre, complete with a 106-year lease, sleek interiors and a sitting tenant already providing instant rental income. The property represents a standout investor-only opportunity enhanced further by a sitting tenant already in place.

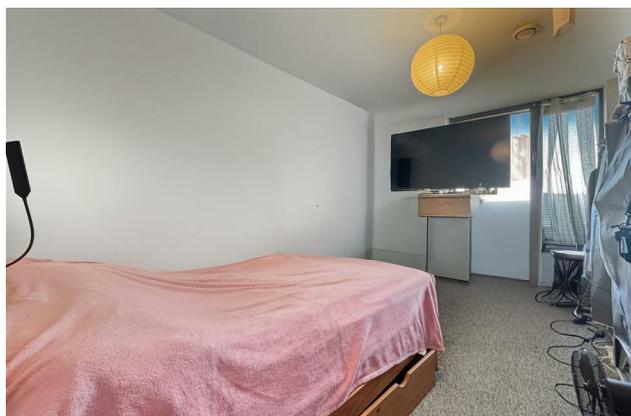
Step into the hallway and you're immediately drawn to the impressive open-plan kitchen/lounge, stretching over 20ft. It's the kind of space that makes dinner parties easy, lazy Sundays better and Instagram Stories look effortlessly aesthetic. The modern kitchen setup includes integrated hob, generous workspace and plenty of room for a dining nook—perfect for tenants who love to cook, host or simply order Deliveroo in style.

Both bedrooms are excellently sized, with the master bedroom measuring nearly 14ft in length, providing plenty of space for furnishings. Bedroom Two also offers generous proportions, perfect for guests, children, or a dedicated home office. A modern, well-appointed bathroom with full bathtub and contemporary fittings completes the internal layout.

And speaking of commutes—Basildon Station is literally 200ft away. That's "I can leave in three minutes and still make my train" close. Plus, the apartment includes an allocated parking space, a serious bonus in such a central location. With quick access to the A13 and M25, it's commuter heaven, whether your tenant works in London, Essex or somewhere in between.

This is an investor-only purchase with a reliable sitting tenant—ideal for those who prefer their returns as hassle-free as their morning coffee.

Basildon is a thriving Essex town known for its exceptional transport links, bustling commercial centre and strong rental market. With rapid rail services to London Fenchurch Street, it is hugely popular with professionals seeking convenient commuting while benefitting from more affordable living. The town centre offers an array of shops, cafés, restaurants and leisure facilities, including the Eastgate Shopping Centre and various entertainment venues. Road links are excellent, with the A13, A127 and M25 providing seamless access across Essex, Kent and London. Ongoing regeneration and strong tenant demand continue to make Basildon an appealing destination for long-term property investment.



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#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



## Second Floor Flat

