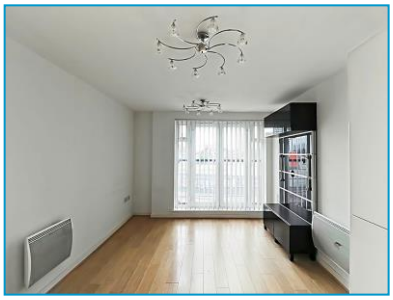
MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Southernhay Close, Basildon







Morgan Brookes believe - This outstanding first floor apartment situated in the heart of Basildon is ideal for commuters, being within close proximity to Basildon Mainline Station, and Town Centre with an additional benefit of an allocated parking space! The property comprises of two double bedrooms with an en-suite to the master, an open planned living room/kitchen with a juliette balcony and a three-piece bathroom suite.

Key Features

- Available Now!
- Modern First Floor Apartment.
- Two Double Bedrooms with En-Suite to Master.
- Open Planned Living Room/Kitchen and Juliette Balcony.
- Modern Kitchen with Integral Appliances.
- Three-Piece Family Bathroom Suite.
- Allocated Parking.
- Less Than 1 Mile From Basildon Mainline Station.

Monthly Rental Of £1,550

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morganbrookes.co.uk

Southernhay Close, Basildon

Communal Entrance
Stairs leading up; door leading to flat.

Entrance Hall
Laminate flooring, security entry phone system, electric heater, built in storage cupboard housing water tank & fuse board, doors leading to:

Family Bathroom
5' 9" x 7' 2" (1.75m x 2.18m)
Panelled bath with shower system over, pedestal wash hand basin with vanity unit above, low-level WC, heated towel rail, part-tiled walls, tiled flooring.

Master Bedroom
14' 11" x 9' 7" (4.54m x 2.92m)
Carpet flooring, electric heater, double glazed window to front aspect, built in wardrobe, door leading to:

En-Suite
7' 9" x 4' 11" (2.36m x 1.50m)
Shower cubicle, pedestal wash hand basin with vanity unit over, low-level WC, heated towel rail, part-tiled walls, tiled flooring.

Bedroom Two
9' 2" x 10' 10" (2.79m x 3.30m)
Carpet flooring, double glazed window to front aspect, electric heater.

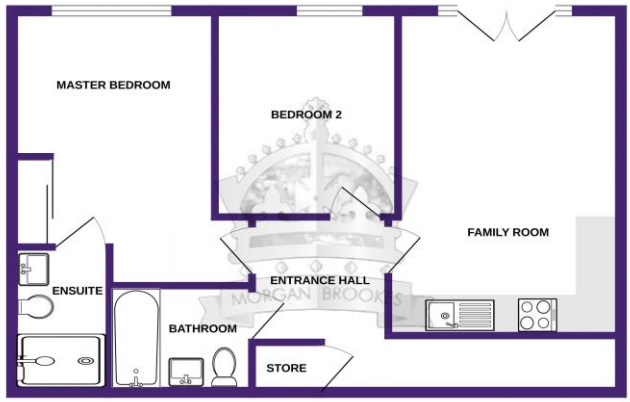
Family Room
11' 9" x 17' 6" (3.58m x 5.33m)
Living Area; Laminate flooring, two electric heaters, juliette balcony doors to front aspect. Kitchen Area; Fitted with a range of base & wall mounted units, under unit lighting, roll top work surface incorporating stainless steel sink & drainer, integrated fridge/freezer, integrated washing machine, fitted oven, four-point electric hob with extractor over.

Parking
One allocated parking space.

Bike Storage
Communal bike shed provide space for bicycle storage.

Additional Information
Deposit £1,788.46
Holding Deposit £357.69
Included bills/services: None
Additional Charges: None
Services Connected: Gas, electricity, Water, Mains Drainage
Heating type: Gas central heating
Broadband Availability: Standard / Superfast / Ultrafast broadband available
Tenancy Type: Assured Periodic Tenancy
EPC Rating: C
Restrictions: No smoking permitted inside the property.

1ST FLOOR



MORGAN BROOKES LTD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information
Basildon Borough Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Monthly Rental Of £1,550

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.
A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.