



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Southernhay Close, Basildon



Morgan Brookes believe - This beautiful apartment is positioned in a prime location. If you're looking for modern living accommodation this is it, sold with no onward chain we recommend you promptly arrange your viewing to avoid disappointment.

Our Sellers love - Being able to walk to the train station and having the Town Centre on their doorstep.

Key Features

- A Beautiful First Floor Apartment.
- Updated & Modernised Throughout.
- Stylish Kitchen & Bathroom.
- One Allocated Parking Space.
- Security Controlled Entrance.
- 0.5 Miles From C2C Mainline Station.
- Immediate Return For Investment.
- Call Morgan Brookes To Today!

**Offers in Excess of
£185,000**

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morganbrookes.co.uk

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Communal Entrance

Communal security entrance door, stairs leading to first floor.

Entrance

Door leading to:

Entrance Hallway

Smooth ceiling, storage heater, carpet flooring, doors leading to:

Living Room / Kitchen

21' 3" x 12' 5" (6.47m x 3.78m)

Living Room: Double glazed doors to Juliet balcony, smooth ceiling, two storage heaters, carpet flooring. Kitchen Area: Fitted with a range of base and wall mounted units, roll top work surfaces, stainless steel sink and drainer, electric oven and hob, extractor fan above, integrated fridge, freezer and washing machine, tile effect vinyl flooring.

Bedroom

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window, storage heater, built in wardrobes, carpet flooring, smooth ceiling.

Bathroom

6' 3" x 6' 0" (1.90m x 1.83m)

Paneled bath with raised shower attachment over, wash hand basin, low level WC, tiled walls, vinyl flooring.

Exterior

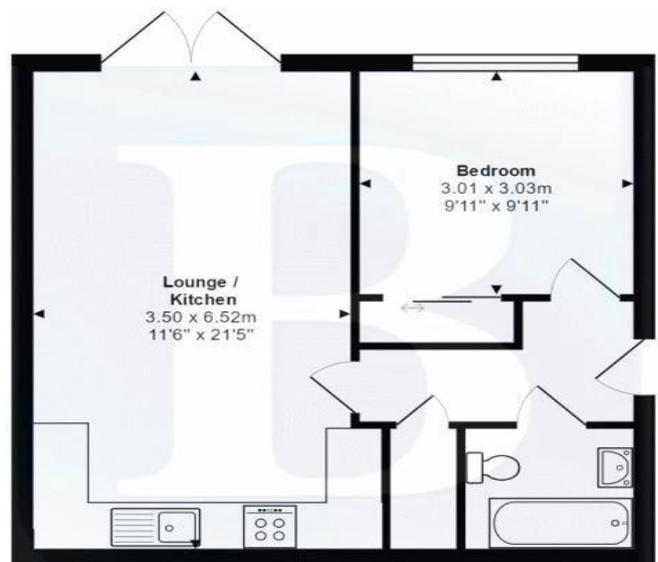
Allocated parking space.

Additional Information

Remaining Lease Approx. 112 years Service Charge : 1,640 per annum Ground Rent : 363.21 per annum

Agents Note

Morgan Brookes also provide professional lettings and property management services for landlords across C South Essex and the surrounding areas. If you are considering renting your property, purchasing a buy-to-let investment or would like a review of your current management arrangements, please contact our Lettings Team using the details shown above.



Total Area: 43.2 m² ... 465 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
Floorplan Copyright Equinox Energy Performance Certificates
www.energyperformancecertificates.biz

Local Authority Information
Basildon Borough Council
Council Tax Band: B

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

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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.