

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

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



**Guide Price: £230,000**

In a sought after location is this immaculate spacious two double bedroom apartment with 142 years remaining on the Lease and secure car park. Within a short walk to Basildon C2C railway station and town centre. Viewing advised. Our Ref: 18662.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via communal entrance with security entry phone system. Stairs to second floor apartment.

Personal door to entrance hall.

### SPACIOUS ENTRANCE HALL

Airing cupboard.



### BEDROOM ONE 14' 2" max x 10' 2" max (4.32m x 3.1m)

Double glazed window to front aspect. Fitted wardrobes with mirror fronted sliding doors. Radiator. Door to en suite.



### EN SUITE

A three piece suite comprising tiled walk in shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap and low level wc. Part tiled walls. Tiled flooring. Radiator. Plastered ceiling.



### BEDROOM TWO 11' 11" x 9' (3.63m x 2.74m)

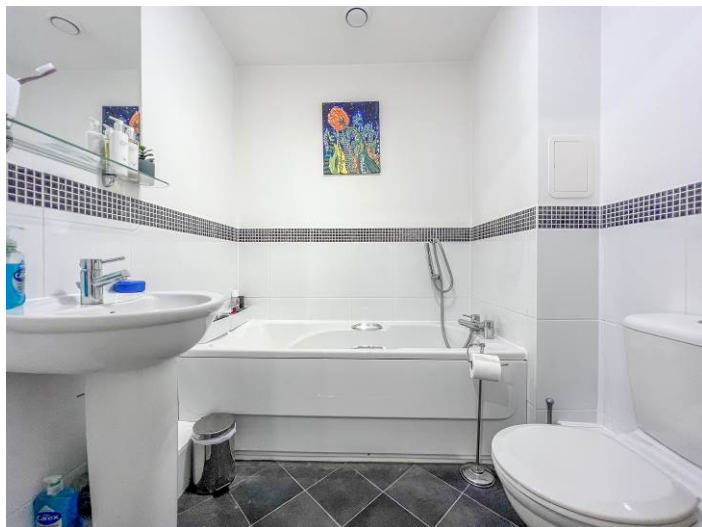
Double glazed window to front aspect. Radiator. Plastered ceiling.





### BATHROOM

A three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level wc. Radiator. Extractor. Part tiled walls. Tiled flooring.



### SPACIOUS OPEN PLAN LOUNGE/KITCHEN 18' 8" x 14' 9" (5.69m x 4.5m)

Double glazed windows to side and front aspects. Double glazed French doors to **JULIETTE BALCONY**.

### LOUNGE AREA

Electric radiator. Carpeted. Plastered ceiling. Open to kitchen area.



### KITCHEN AREA

A range of base and eye level units incorporating work surface with integrated one and a half sink drainer unit. Integrated ceramic hob, with electric oven with stainless steel splash back and extractor hood above. Integrated appliances. Tiled splash backs.



### EXTERIOR.

Allocated parking in private secure car park to front.



### Agents Note:

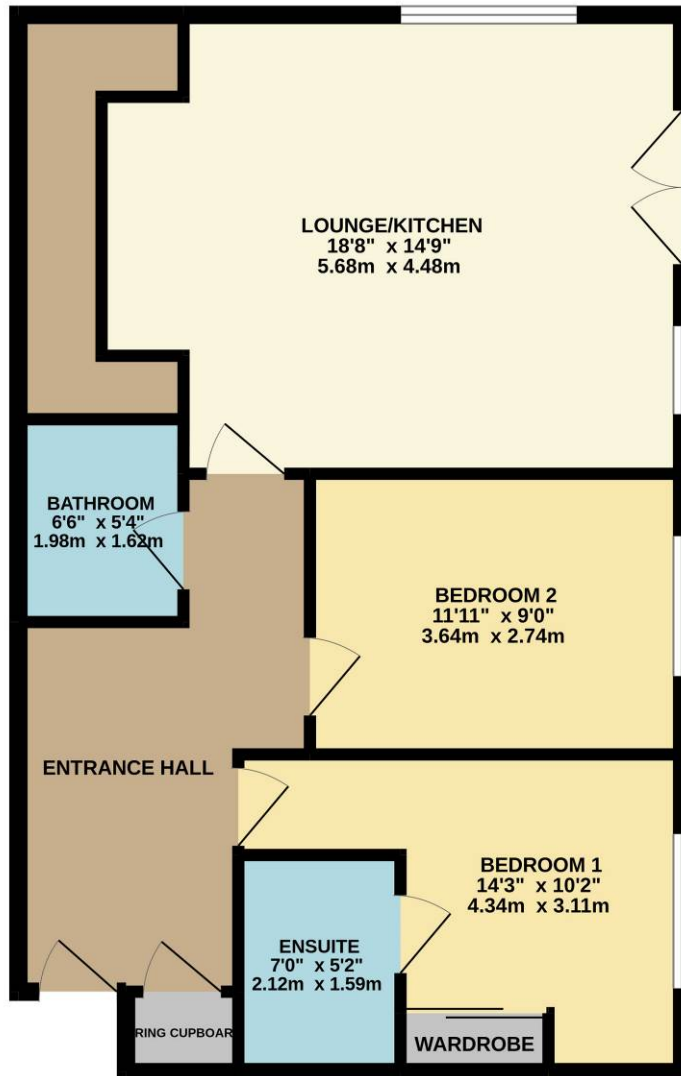
Lease: 142 years

Service Charge: £926.82 (01/10/2022 - 31/03/2023)

Ground Rent: £250 Annually

Council Tax Band: C

GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

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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