

Paul Mason <sup>Associates</sup>



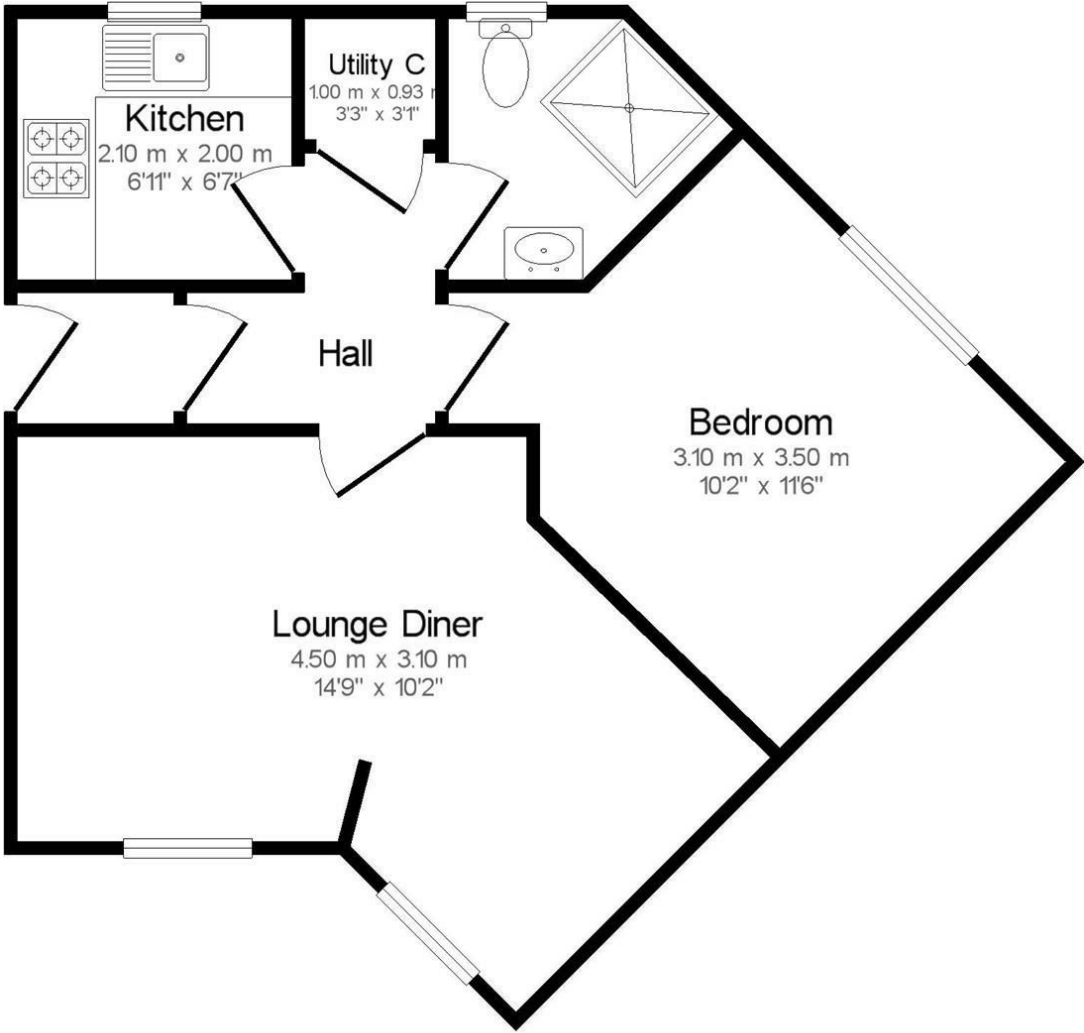
Tattersalls Chase, Southminster, Essex, CM0 7EG

Offers in excess of £150,000



- First Floor Apartment
- Spacious Accommodation Throughout
- Modern Kitchen
- Lounge/ Diner
- Double Bedroom
- Re-Fitted Bathroom
- 0.1 Miles to Train Station
- Close To Local Amenities
- Allocated Parking
- EPC - B

This spacious well presented one bedroom first floor apartment is located in the village of Southminster, and is conveniently just a stone's throw away from the train station as well as being within walking distance to shops, restaurants, and the local primary school. The accommodation includes an inner hallway with doors to the lounge, re-fitted kitchen, one double bedroom and a re-fitted family bathroom. Externally, there is a communal garden, allocated parking, plus communal visitors parking. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 83      | 86        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |

### Distances

Southminster Train Station - 0.1 miles  
Ormiston Rivers Academy - 2.5 miles  
Southminster Primary School - 0.3 miles  
Burnham-On-Crouch - 3 miles  
Chelmsford - 22 miles

(All mileages are approximate)

### ACCOMMODATION

#### Ground Floor

Communal entrance door. Stairs leading to first floor.

#### First Floor

Entrance door to:-

#### Inner Hallway

Security entry phone system. Wooden door to front. Coved ceiling. Wood effect flooring. Doors to :-

#### Lounge/ Diner

4.5m x 3.1m (14'9" x 10'2" )  
Two double glazed windows to the rear. A spacious and bright lounge diner, with the two areas of the room split by a small partial wall. Coved ceiling. T.V point. Infrared panel heater.

#### Kitchen

2.1m x 2m (6'10" x 6'6" )  
Double glazed window to front.

Re-fitted wooden white units fitted to eye and base level with laminate work surfaces and inset stainless steel sink with drainer and tiled splashbacks. Four ring hob with extractor hood over. Electric oven. Space for dishwasher and fridge-freezer. Coved ceiling. Wood effect flooring.

#### Utility Cupboard

1m x 0.93m (3'3" x 3'0" )  
Utility cupboard, housing the washing machine and tumble dryer. Housing the hot water cylinder.

#### Bedroom

3.1m x 3.5m (10'2" x 11'5")  
Double glazed window to front. Coved ceiling. Built in wardrobes. Coved ceiling. T.V point.

#### Bathroom

1.34m x 3.5m (4'4" x 11'5" )  
Obscure double glazed window to front. Re-fitted three piece white suite comprising large corner shower with attachments, pedestal wash hand basin and low level WC. Part tiled walls. Wood effect flooring. Fan heater.

### EXTERIOR

#### Communal Parking

Allocated parking space and visitors parking area.

#### Communal Gardens

Private garden, mainly laid to lawn with shrub borders.

#### N.B

Lease Length- 125 Years, granted in 1988  
Ground Rent- £200 pa  
Maintenance Charge- £80 pcm  
(Provided by vendor)

We have been informed by the vendor that the property is part of the Local Electricity Discount Scheme and therefore benefits from £164 per annum discount from their electricity bill.

#### Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

#### Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested

the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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