



Tattersalls Chase, Southminster CM0 7EU  
Offers in the region of £139,995

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

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EXCELLENT BUY TO LET OR FIRST TIME PURCHASE. Located very conveniently for the railway station with a link to London Liverpool Street Station and the high street, shops, restaurants, doctors surgery and primary school. This spacious first floor flat has been freshly decorated and had new carpet to the bedroom, PLEASE NOTE also note the blocks have all been recently painted externally. Comprising of a generous size lounge/dining room, separate kitchen, bathroom and a good size double bedroom and externally there are communal garden areas and allocated parking for one car. NO ONWARD CHAIN.

### Intercom entry to main door

Stairs to the first floor.

### Entrance hallway

Secure entry phone. Entrance door to the hallway which as we have mentioned has all be freshly decorated and there is a handy single built in storage cupboard.

### Kitchen

8'2 x 7'3

The kitchen has a range of modern high gloss eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Inset stainless steel sink, inset stainless steel electric hob with above stainless steel extractor and built in oven below, fridge to remain and washing machine and a double glazed window to the front.

### Lounge/dining area

18'6 x 9'6

An excellent size room with plenty of lounge space with a tv point and wall mounted electric heater and double-glazed window to the rear. The dining area has plenty of space for a good size table and chairs and there is a further wall mounted electric heater and double glazed window to the rear.

### Bedroom

11'9 x 11'4

An excellent size double room with newly fitted carpet, nice bright and airy with a wall mounted electric heater and double glazed window to the front.

### Bathroom

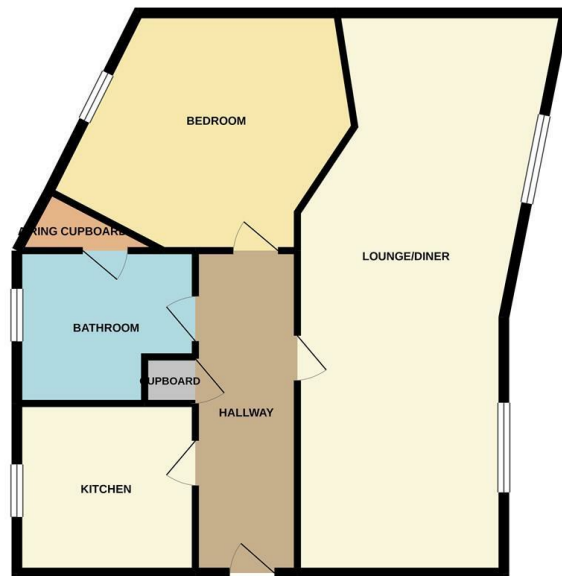
Panelled bath and part tiled with above shower and screen, close coupled w/c, hand wash basin, part tiled walls, above head electric heater, double glazed window to the front and a large airing cupboard with water tank and storage.

### Rear parking

Allocated parking for one car



GROUND FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, corners 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 equipment shown here are from notes and no guarantee as to their operability or efficiency can be given.  
Made with Measure v10.02.

#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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