



Station Road, Southminster CM0 7EW
£235,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

SERVICE CHARGE PAID UP UNTIL APRIL 2025

Last remaining apartment originally the show home for the development. NO ONWARD CHAIN. Apartment two, The Nook is a superb extremely spacious apartment offering substantial and high specification accommodation.

The high ceilings and bright and airy rooms consist of a fantastic open plan modern living, lounge, dining area and top specification fitted kitchen.

The double bedroom as with all the rooms is large by any standard and finally there is a spacious fitted bathroom.

Externally the apartment has its own allocated parking space and use of the communal garden and courtyard. Additionally there is a neat and tidy bin storage area and a very handy and secure bike/storage room, with power and light.

Entrance hallway

12 9" x 4 9"

Double glazed door to the hallway which has quality fitted wood effect flooring, down lighting and a spacious walk in cupboard with plumbing for a washing machine/space for storage.

Superb open plan lounge, dining area and kitchen

26 1" x 14 4"

There are very few apartments offering as much space as this. The high ceilings and sash double glazed windows to both aspects bring in bags of natural light, making this a beautiful bright and airy room.

The modern open plan living style works so well, as depicted in the photography and video tour. The kitchen has been fitted to an excellent standard with a good range of Dove Grey eye level units and underlighting. Matching base units and drawers with quality Quartz work tops over and an inset one and a half sink. Inset induction hob with above stainless steel extractor and stainless steel fitted oven below, integrated fridge/freezer and dish washer.

The dining area is plenty of space for a good size table and chairs and a radiator and the lounge space is an extremely good size. Bags of room hear for a large three piece sofa set, television and satellite points and two inset display/storage niches.

Bedroom

13 2" x 10 6"

A superb size double room again with a high ceiling and bags of natural light from the double glazed sash window to the front and radiator.

Bathroom

Vinyl tiled flooring and down lighting, vanity unit incorporating the w/c and hand wash basin with cupboards below, walk in shower cubicle and a chrome heated towel rail. Built in storage cupboard that also house the combi boiler for the hot water and heating(not tested)

External facilities and parking

Externally the apartments have their own named parking and there is a communal neatly laid lawn and courtyard area to the front entrance. Additionally there is a neat bin storage area and a very handy secure bike/storage room.



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) 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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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