



Tattersalls Chase, Southminster CM0 7EU  
£180,000

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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Offered with NO ONWARD CHAIN is this two bedroom first floor flat. Located very conveniently for the railway station linked to London Liverpool Street, the shops, restaurants and doctors surgery. The flat has a good size entrance hallway with storage, a generous size lounge, kitchen and two good size bedrooms and bathroom. Externally there are communal garden areas, allocated parking and covered car port as well as guest parking spaces.

### Entrance porch

Secure entry phone system. Door to the porch which is a good size with a spacious double built in storage cupboard. Double glazed window to the front and door to the hallway.

### Hallway

The hallway has a built in airing cupboard with a lagged water tank and shelving, night storage heater.

### Lounge

12'4 x 11'2

The lounge is a good size with a double glazed window to the rear, feature fireplace surround with an electric pebble flame effect fire. Ceiling fan, tv point and opening to the kitchen.

### Kitchen

7'5 x 7'2

The kitchen has a range of beech eye level units with back tiling, matching base units and drawers with work surfaces over. Sink with drainer, electric oven to remain, plumbing for washing machine, space for a fridge/freezer and double glazed window to the rear.

### Bedroom one

11'7 x 9'2

A nice size double room with a double built in wardrobe/cupboard, tv point and double glazed window to the rear.

### Bedroom two

7'6 x 7'2

Double glazed window to the front and night storage heater.

### Bathroom

Panelled bath with above fitted shower, pedestal hand wash basin, close coupled w/c, tiled walls and double glazed window to the front.

### Communal gardens

Communal garden space, bin stores and space for clothes lines.

### Car port and allocated parking space

The flat has the bonus of a covered car port one of only a few on the development. Additionally it has an allocated outdoor parking space and guest parking.



GROUND FLOOR



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. Made with Metrepro 5/2004

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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 <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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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