



Rose & Crown Mews, Southminster CM0 7BZ
£136,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

ARE YOU LOOKING FOR AN INVESTMENT PROPERTY TO LET, OR ARE YOU LOOKING FOR YOUR FIRST PURCHASE? THEN DO NOT MISS OUT THIS SUPERB FLAT IS AN EXCELLENT PRICE AND BEING OFFERED WITH NO ONWARD CHAIN.

First floor spacious one bedroom flat, offering a large lounge, modern fitted kitchen, large bedroom en-suite and newly laid carpets. Externally there is a good size communal garden to sit out and enjoy, parking space and bin storage. IDEALLY positioned for shops, restaurants, doctors surgery and railway station linked to London Liverpool Street.

Main entrance

Entrance door with secure entry phone system to the ground floor, stairs to the first floor.

Entrance and lounge

Entrance door opening in to an impressive size lounge which is open plan to a modern kitchen. This along with all the rooms has the high ceilings expected of a property of this era, tv point, wall mounted electric heater, dual sash secondary glazed windows to the front and newly laid carpets.

Kitchen

8'4 max x 7'7

A modern range of white high gloss eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Inset stainless steel sink, inset electric hob with above stainless steel extractor and stainless steel oven below. Free standing fridge/freezer to remain and washing machine.

Inner hallway.

Bedroom

16'4 x 9'2

Another very impressive size room with newly laid carpets, wall mounted electric heater and a sash secondary glazed window to the front.

Bathroom

Panelled bath with taps and shower attachment/screen, close coupled w/c, hand wash basin with vanity cupboards below. Majority shower boarded walls and expel air.

Parking and communal gardens.

Externally there is non allocated parking and a good size well kept communal garden, to use and enjoy.



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		
England & Wales	EU Directive 2002/91/EC	



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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