

www.churchandhawes.com
156 Station Road, Burnham on Crouch,
Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



66 Cherry Orchard, Southminster, Essex CM0 7HE Price £178,000

Favourably positioned for Southminster's railway station, which offers direct links into London Liverpool Street, is this stylishly improved and wonderfully maintained first floor apartment. Generously sized and spacious living accommodation commences with an entrance porch leading to a living/dining room, cloak/utility room, kitchen and an inner hallway which provides access to a shower room and double bedroom as well as a wealth of built in storage areas and TWO BALCONIES. Externally, the property enjoys attractive communal areas and gardens while off road parking is available with an allocated space in addition to visitors parking. An early viewing is strongly advised to avoid disappointment. Energy Rating C.



ACCOMMODATION COMPRISING:

COMMUNAL ENTRANCE:

Communal entrance door with telecom entry system, staircase to first floor, leading to:-

PORCH:

Solid wood entrance door, electric radiator, wood effect flooring, doors to:-

CLOAK/UTILITY ROOM:

Two piece white suite comprising close coupled WC with wash hand basin over and tiled splash back, space and plumbing for washing machine (to remain), wood effect flooring, extractor fan.

LIVING/DINING ROOM: 18'9 max x 11'8 (5.72m max x 3.56m)

Double glazed window, double glazed French style doors opening on to small balcony, electric radiator, wood effect flooring, leading to:-

KITCHEN: 8'5 x 8'4 (2.57m x 2.54m)

Double glazed window, range of matching wall and base mounted 'Shaker' style storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with extractor over, built in eye level double oven, space and plumbing for fridge/freezer, integrated dishwasher, wood effect flooring, part tiled walls.

INNER HALL:

Built in sliding door wardrobes, opening to bedroom, door to:-

SHOWER ROOM:

Three piece white suite comprising fully tiled shower cubicle, wall mounted wash hand basin with tiled splash back and close coupled WC, wall mounted cabinet, wood effect flooring, extractor fan.

BEDROOM: 11'7 x 8'8 (3.53m x 2.64m)

Double glazed French style doors opening on to balcony, electric radiator, airing cupboard housing hot water cylinder.

EXTERIOR:

COMMUNAL GARDENS:

The communal gardens are mainly laid to lawn with a variety of trees and hedgerow planting throughout and with paths leading to:-

PARKING:

There is one allocated parking space and additional visitors parking spaces.

LEASE INFORMATION:

Service Charge: £1644 per annum.

Ground Rent: Approx. £60 - £70 every 6 months.

The lease was issued with 125 years from 1st January 1991 and therefore now has 91 years remaining.

Council Tax Band A.

VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

MONEY LAUNDERING REGULATIONS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

