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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



29 Tattersalls Chase, Southminster, Essex CM0 7EU Price £140,000

CALLING ALL FIRST TIME BUYERS! Set on this favourable part of Southminster, just a stone's throw from it's railway station which offers direct links into London Liverpool Street, is this vastly improved and well maintained first floor apartment. The property is ideally suited as a first time purchase or even a buy to let investment with deceptively spacious and well presented living accommodation commencing with a porch leading to a hallway which in turn provides access to a generously sized living/dining room, kitchen, shower room and double bedroom. Externally, the property offers allocated and visitors parking at the rear in addition to an array of well kept communal areas. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating TBC.



ACCOMMODATION COMPRISING:

COMMUNAL ENTRANCE:

Solid wood panelled communal entrance door, staircase up to:-

HALL:

Solid wood panelled entrance door, electric storage heater, airing cupboard housing hot water cylinder, doors to:-

LIVING/DINING ROOM: 11'7 x 10'3 (3.53m x 3.12m)

Double glazed window to rear, electric storage heater.

KITCHEN: 6'11 x 5'10 (2.11m x 1.78m)

Double glazed window to rear, matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with extractor hood over and oven below, under counter fridge and washing machine to remain, part tiled walls.

SHOWER ROOM:

Obscure double glazed window to rear, three piece white suite comprising close coupled WC, wash hand basin set on vanity unit with tiled splash back and storage cupboard below and tiled shower cubicle.

BEDROOM: 13'2 max x 9'11 (4.01m max x 3.02m)

Double glazed window to front, electric storage heater.

EXTERIOR:

PARKING:

One allocated parking space and additional visitors parking spaces.

LEASEHOLD INFORMATION & COUNCIL TAX:

This property is being sold leasehold - approx 88 years remaining but TBC.

Tax Band A

Maintenance/Service Charge approx. £1,000 p.a.

VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefitting 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 Bumham-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 & REFERRALS:

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.

