



Tattersalls Chase, Southminster , CM0 7EG
Price £195,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

This spacious and well-presented three-bedroom second-floor apartment is ideally positioned just a stone's throw from Southminster's railway station, offering direct links to London Liverpool Street. The property is also conveniently located for Southminster High Street with its range of shops, pubs, doctor's surgery, post office and primary school.

The impressive living accommodation includes an inviting entrance hall, family bathroom, generous kitchen, lounge/diner, and three well-proportioned bedrooms. Externally, the property benefits from communal gardens, allocated parking and its own car port.

Apartments of this size rarely come to market, so an early viewing is strongly recommended to avoid disappointment. Energy Rating TBC.



ACCOMMODATION COMPRISES:**COMMUNAL ENTRANCE:**

Security telephone entry system, communal entrance door to front, staircase up to:

HALLWAY:

Electric storage heater, doors to:

LIVING/DINING ROOM: 19'8 x 10'8 (5.99m x 3.25m)

Dual aspect room with double glazed windows to front and rear, electric storage heater.

KITCHEN: 14'10 x 6'7 > 6'1 (4.52m x 2.01m > 1.85m)

Irregular shaped room with 2 double glazed windows to rear, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with extractor over and oven below, space for fridge/freezer and washing machine, part tiled walls, wood effect floor.

BEDROOM 1: 14'4 x 8'9 max (4.37m x 2.67m max)

Irregular shaped room with double glazed window to front, electric storage heater, range of built in wardrobes.

BEDROOM 2: 11'8 x 7'8 (3.56m x 2.34m)

Double glazed window to front, electric storage heater.

BEDROOM 3: 8'10 x 6'2 (2.69m x 1.88m)

Double glazed window to front, electric storage heater.

FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 2 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin and close coupled wc, tiled walls, wood effect floor, extractor fan.

EXTERIOR/PARKING:

The exterior of the block comprises communal gardens, allocated parking and private carport.

LEASE DETAILS:

Lease term: 90 years remaining

Maintenance charge: £80 pcm

Ground rent: £200 pa

COUNCIL TAX BAND:

Tax Band C.

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.

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.

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 established 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.

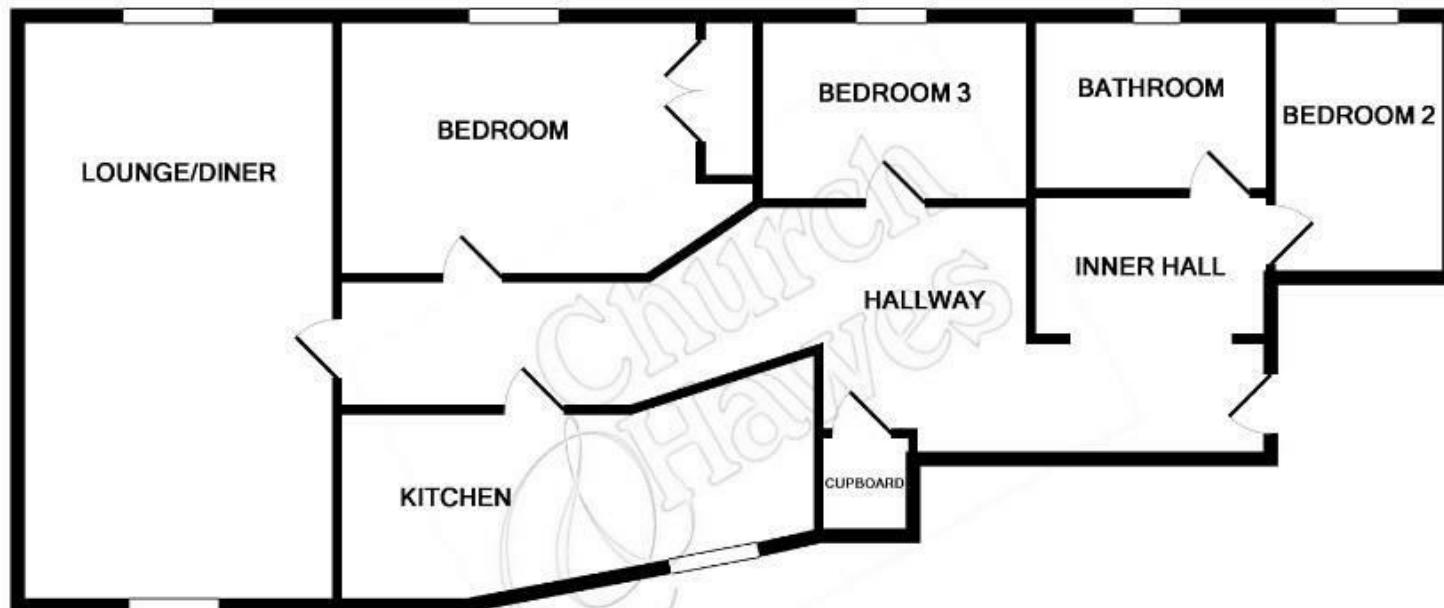


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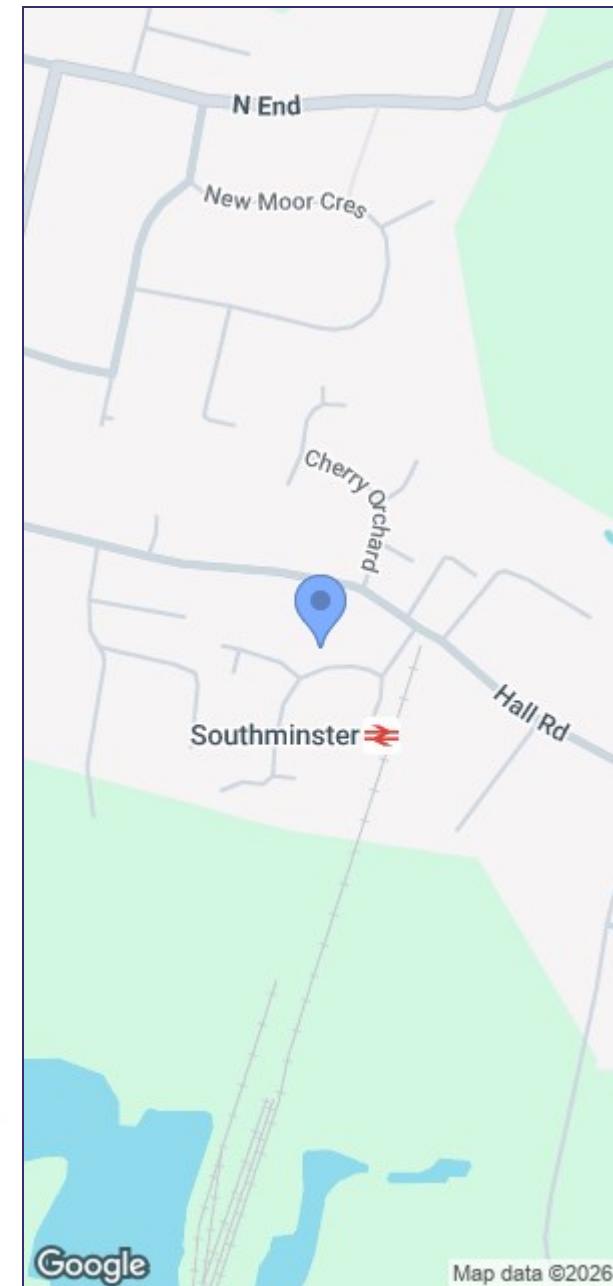
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.
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