



Cherry Orchard, Southminster CM0 7HE
£140,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

GUIDE PRICE £140,000- £150,000. NO ONWARD CHAIN.

Great buy to let or first home.

Situated on the ground floor and being one of the larger size flats within the development, freshly decorated and new fitted carpets.

Entrance hallway, good size cloakroom/w/c with storage space, lounge, kitchen (requiring replacement) inner hallway with fitted wardrobes, bedroom and bathroom.
Externally communal gardens and allocated parking., plus guest parking.

Entrance hallway.

Main entrance door with entry phone system.

Entrance door to the flat and hallway.

Cloakroom/w/c

Unusually but being the larger design the flat has a separate cloakroom/w/c and a bathroom, ideal when you have visitors. Close coupled w/c, hand wash basin and expel air.

Lounge

12'4 max x 11'7

The lounge is a good size with a double glazed window to the front, newly laid carpet, wall mounted electric heater and television point.

Kitchen

8'4 x 8'4

The kitchen is functional but we have mentioned this really requires a replacing and this will be sensibly reflected in the price. There is currently a range of eye and base units, stainless steel sink, inset electric hob, built in oven and plumbing for washing machine and a double glazed window to the front.

Inner hallway

The inner hallway is actually more of a dressing area with triple fronted fitted wardrobes and sliding doors.

Bedroom

11'7 x 8'8

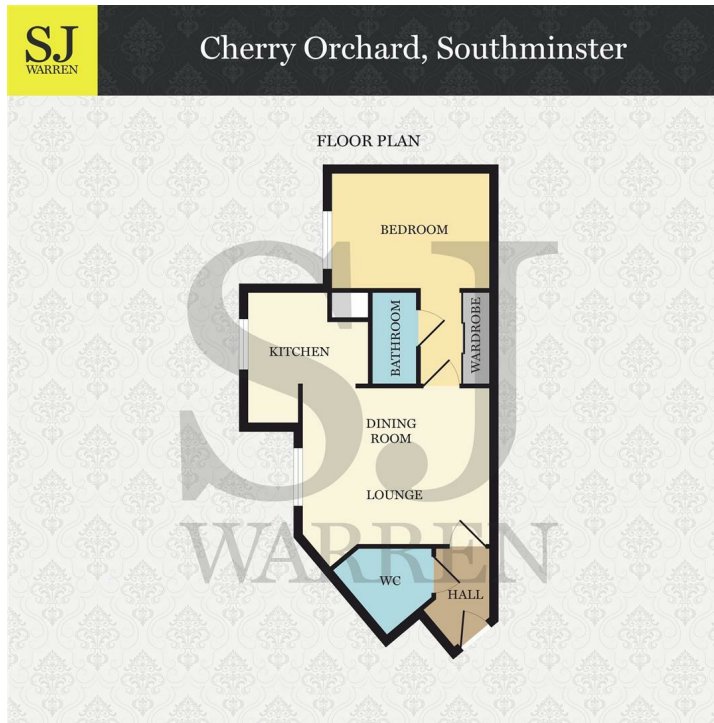
A good size double room with a built in cupboard housing the lagged water tank. Wall mounted electric heater and a double glazed window to the front.

Bathroom

Walk in shower cubicle, close coupled w/c, hand wash basin and expel air.

Parking and gardens

The flat has its own allocated parking and there are plenty of visitor spaces available. The gardens are mainly to lawn with established planting, for communal use.

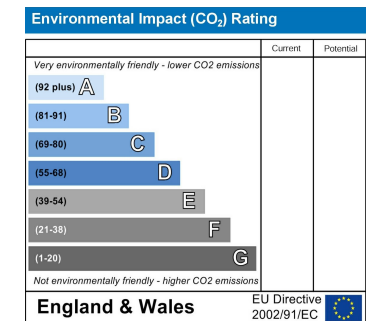
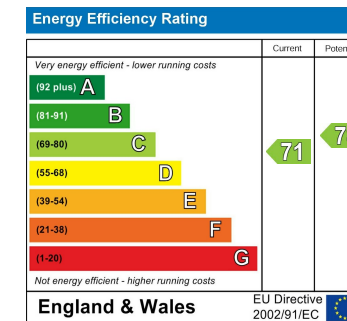


Referrals

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.

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.



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