



Pantile Hill, Southminster CM0 7GA  
£130,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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Located conveniently to walk to the high street which offers an array of shops, restaurants, doctors surgery, primary school and a rail link to London Liverpool Street Station.

An opportunity to purchase for a BUY TO LET OR YOUR FIRST TIME PURCHASE.

This one bedroom flat offers you a chance to modernise and refurbish to your own requirements and has been fairly priced, with this in mind.

The block is located down a private drive and opens up in to the car park, which offers plenty of resident and guest spaces.

The flat offers an entrance porch, kitchen open plan to the lounge, bedroom and wet room and a communal garden area to the rear. Residential and guest parking.

### Entrance porch

Double glazed entrance door to the a good size porch, door to the lounge.

### Lounge

13'5 x 11'8

The lounge is a good size open plan to the kitchen, wood effect laminate flooring which as we have mentioned will require refurbishing as with the flat throughout. Two built in cupboards, one of which houses the water tank and the other for storage, tv point and a double glazed window to the front.

### Kitchen

8'8 x 7'1

As we have mentioned this is open plan to the lounge and has a range of white eye level units, matching base units with drawers and work surfaces over. One and a half sink, space for an electric oven, fridge and plumbing for washing machine.

### Bedroom

13'2 x 9'6

A good size double bedroom with the wet room adjoining, wood effect laminate flooring, built in wardrobes and double glazed patio doors to the rear and communal gardens.

### Wet room

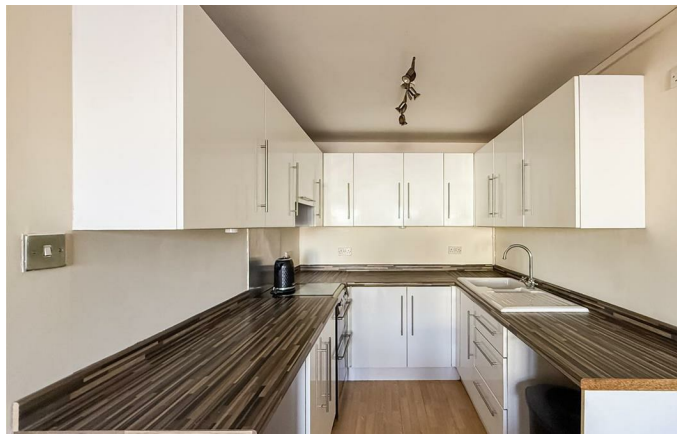
Walk in shower, hand wash basin, close coupled w/c and a double glazed window to the rear.

### Communal gardens

The gardens run across the back of the flats and although communal you do have a seating area and lawn with planting outside your own flat which is respected by other residents.

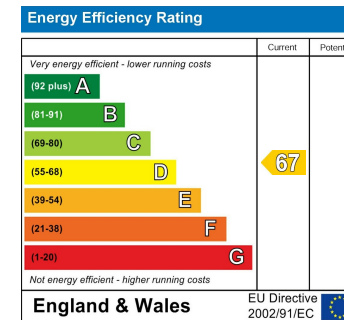
### Parking and bin storage

The approach to the flats is via a long private driveway, leading to a large parking area for residents and guests and bin storage.



**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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