

Rose & Crown Mews, Southminster CM0 7BZ

£129,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Favourably located for Southminster high street, shops, restaurants, doctors surgery and the railway station linked to London Liverpool Street.
This beautiful character building originally The Rose And Crown public house but now converted into spacious one and two bedroom flats. This ground floor one bedroom flat offers a modern open plan lounge and kitchen with the high ceilings throughout as one would expect from a property of this era, a very generous bathroom and a good size double bedroom. Externally we are advised the property has one allocated parking space and the use of very nicely kept communal garden.
NO ONWARD CHAIN.
Ground rent £250 per annum
Service charge £792.16 per annum
Lease remaining 115 years.

Entrance porch
Double glazed entrance door to a good size porch, large walk in storage cupboard with electric light/point.

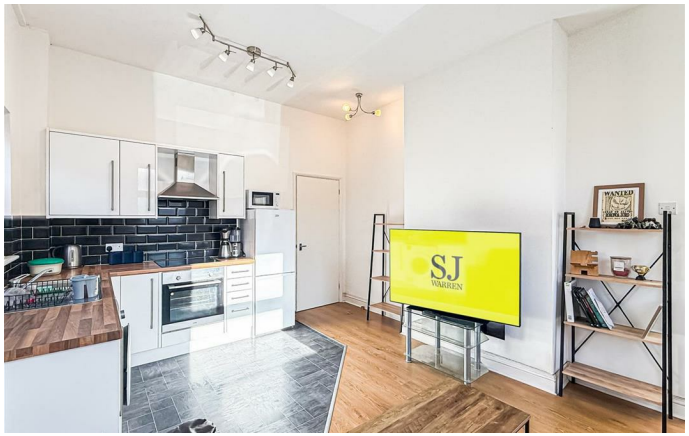
Open plan lounge and kitchen.
16'4 x 12'4
The lounge and kitchen are open plan giving a very modern feel to the flat with smooth high plastered ceiling, wood effect laminate flooring in the lounge. Double glazed window to the front, modern electric style radiator and television point.
as mentioned the kitchen is open plan and has a range of modern white eye level units and back tiling, matching base units and drawers with oak effect roll top work surfaces over. Stainless steel sink, plumbing for washing machine, inset electric hob with stainless steel extractor and stainless steel oven below, space for fridge/freezer and a double glazed window to the side.

Inner hallway
Once again with lovely high smooth ceiling, double cupboard with water tank and storage space and a the main door to the communal hallway and front door to the main building, which has a security buzzer entry.

Bedroom
12'4 x 9'2
An excellent size double room with smooth high ceiling and a secondary glazed window to the front, electric modern electric oil radiator and wood effect laminate effect flooring.

Bathroom
Part tiled walls, panelled bath with above electric shower/screen, pedestal hand wash basin, close coupled w/c. Above head electric heater, expel air and a double glazed window to the side.







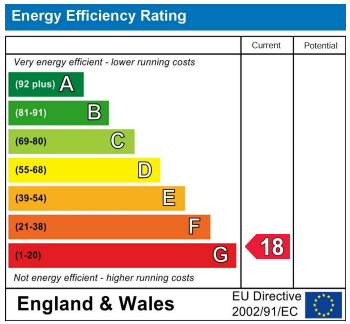
Rose And Crown Mews, High Street, Southminster

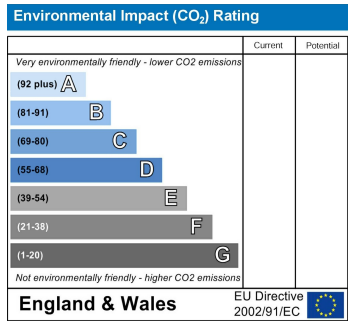
FLOOR PLAN



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.





The Property Ombudsman

Referals

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.

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