



Tattersalls Chase, Southminster CM0 7EG  
£175,000

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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ARE YOU LOOKING FOR A REFURBISHMENT PROJECT, AND WOULD COULD POTENTIALLY BE AN EXCELLENT BUY TO LET/ FIRST TIME PURCHASE OPPORTUNITY.

This first floor THREE BEDROOM flat offers you the opportunity to strip back to a shell and modernise to your own taste.

The flat overall is an excellent size with a spacious lounge, kitchen, two doubles and one single bedrooms and bathroom. Externally the flat benefits in having its own carport of which only a few of the existing flats have, there are guest parking spaces and communal gardens.

NO ONWARD CHAIN. PLEASE ALSO SEE AGENTS NOTE RELATING TO THE REPLACING OF THE EXISTING WINDOWS.

### **Secure entry phone, main entrance.**

#### **Entrance hallway**

Entrance door to the hallway which has an airing cupboard with lagged water tank.

#### **Lounge**

19'9 x 11'11

An excellent size room with tv point, window to the rear and double doors with side screen windows to the front, with Juliet balcony.

#### **Kitchen**

15'2 x 6'4

As with the flat throughout and mentioned in our summary, this room does have a sink and some units but a complete refit in here is required. This does however mean you can design and fit to your own taste, dual windows to the front.

#### **Bedroom one**

11'9 x 8'7

An excellent double size room of an irregular shape, two double built in wardrobe spaces and a window to the front.

#### **Bedroom two**

11'6 x 8'1

Another good size double room with window to the front.

#### **Bedroom three**

9'1 x 6'2

This being the third bedroom is still a good size single room with window to the front.

#### **Bathroom**

PLEASE NOTE again we are sure you will replace to suit your taste and needs but there is a w/c, hand wash basin and a new bath ready to be plumbed in. Window to the front.

#### **Carport/parking & communal gardens**

The flat is one of only a few that have the benefit of its own carport and parking, there are additional guest parking spaces also available. There are also communal gardens and bin stores.

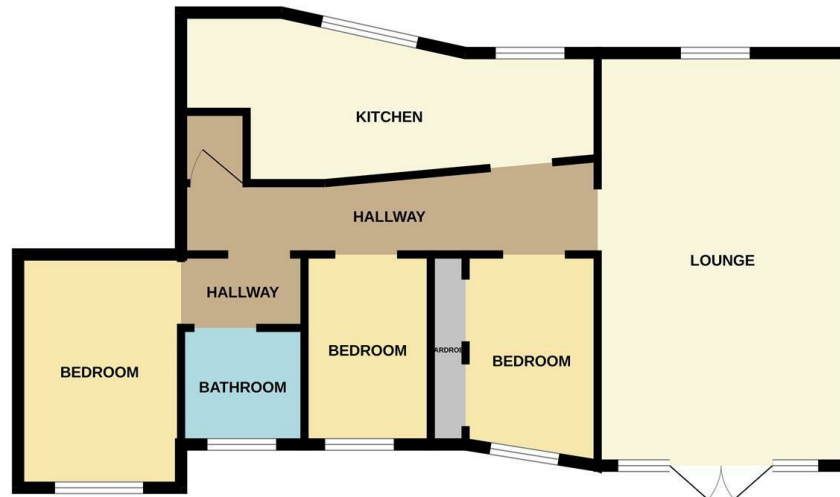
#### **AGENTS NOTE**

We have been completely transparent in our wording relating to the total refurbishment of the flat, but this is a offers a great opportunity as a buy to let, first time purchase .

PLEASE NOTE the window were originally on order and were too late to cancel, so they can be offered fitted professionally for a discounted cost of £4500.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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