



Tattersalls Chase, Southminster CM0 7EG  
£140,000

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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### NO ONWARD CHAIN

Located with easy access for the railway station linked to London Liverpool Street Station, the high street shops, restaurants, doctors surgery and general amenities.

This one bedroom first floor flat is presented in excellent condition throughout as shown in the photography.

There is a good size lounge and fitted kitchen with a breakfast dining bar, an excellent size double bedroom and bathroom.

Externally there are communal garden areas and allocated plus guest parking spaces.

### Secure entry phone, hallway

Secure entry phone system.

Door to the hallway which has cloaks hanging space, airing cupboard with lagged water tank and storage.

### L shaped lounge and work area

16'4 x 8'1

We have mentioned the flat is in extremely nice condition throughout and this is clearly shown in the photographs. The current vendor has made use of all of the space in a way that really flows well. The lounge area incorporates a recess which is set up for a study work space, ideal for home working, plenty of space for your furniture, tv point and hard wired for super fast broadband. Dual double glazed windows to the rear and open plan to the kitchen and breakfast bar/dining area.

### Kitchen

8'2 x 7'5

The kitchen has a modern range of white high gloss eye level units with back tiling, matching base units and drawers with wood effect work surfaces over. Stainless steel sink, electric double oven to remain along with a washing machine and fridge/freezer. Matching breakfast bar dining area to the wooden work surfaces and again great use of the space.

### Bedroom

11'2 x 8'3

A good size double room with double glazed window to the front, wall mounted slimline electric heater and tv point.

### Bathroom

Panelled shower bath with above electric shower and screen, hand wash basin and w/c with vanity surround

and built in cistern and vanity cupboards below.

Expel air, tiled walls and an above head electric heater.

### Externally communal garden and parking

Externally there are communal garden spaces, one allocated parking space and guest spaces.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only. No guarantee is given as to their accuracy or efficiency can be given. Made with Hozonplan 2024

**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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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