



Cherry Orchard, Southminster CM0 7HE  
£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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Located very conveniently for the high street, shops, restaurants, doctors surgery, primary school and the railway station linked to London Liverpool Street Station.

The flat has one allocated space and there are multiple guest parking spaces., also a bin store with key code.

This NO ONWARD CHAIN first floor flat offers bright and airy accommodation, with new carpets and having been recently redecorated throughout. The flat has a secure entry phone system, hallway, spacious lounge, modern fitted kitchen, excellent size double bedroom en-suite and a separate cloakroom/w/c. There is one allocated parking space and also plenty of guest parking spaces.

### **Entrance and hallway**

Secure entry phone system and door to the flats hallway.

New carpet, built in storage cupboard and an electric storage heater.

### **Lounge**

14'4 x 10'6

A generous size room with new carpets and freshly decorated, television point, electric storage heater and a double glazed window to the front.

### **Kitchen**

10'2 x 5'9

A modern fitted kitchen with a range of gloss finish grey eye level units with back tiling, matching base units and drawers with roll top work surfaces over. Inset electric hob with above extractor and oven below, plumbing for washing machine, space for a fridge/freezer, stainless steel sink. Wood effect grey flooring and a double glazed window to the front.

### **Bedroom en-suite**

12'9 max x 10'1

An excellent irregular size room with double fitted wardrobes and sliding doors to one wall. New carpet, freshly decorated with an electric night storage heater and double glazed window to the front. En-suite walk in double shower cubicle, pedestal hand wash basin, close coupled w/c. Tiled walls and flooring, shaver point, double glazed window to the front.

### **Cloakroom/w/c**

Close coupled w/c, hand wash basin, and expel air.

### **Parking & bin store**



#### 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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