



Cherry Orchard, Southminster CM0 7HE  
£176,000

To view this property call  
01621 734300



**S J WARREN**  
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## The accommodation comprises

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Situated in Southminster and offering easy access to the railway station linked to London Liverpool Street. The high street is also nearby offering an array of shops, restaurants, doctors surgery, primary school and other amenities.

This extremely well presented first floor apartment offers far more space than first impressions suggest, combining modern comfort with bright and airy rooms.

The property offers versatile living accommodation, ideal for first time buyers, downsizers or investors.

The apartment features a spacious open plan lounge and dining area, nicely decorated with lots of natural light from the window and double doors to the balcony.

The apartment offers a cloakroom/c usefully designed with plumbing for a washing machine, a modern kitchen and an excellent size double bedroom en-suite which also combines a space with fitted triple wardrobes and a second balcony.

Externally there is an allocated parking space, guest parking and nicely attended communal garden spaces.

### **Main entrance door**

Main entrance door via secure entry phone system, stairs to the first floor.

### **Entrance door and porch/hallway.**

Entrance door to the porch/hallway which has a white column panelled style electric heater, doors to the cloakroom/w/c and lounge and dining area.

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

This room has been well thought out to maximise the space and use. Close coupled w/c and space saver sink, plumbing for a washing machine, down lighting and expel air.

### **Kitchen**

8'5 x 6'4

Modern white fronted eye level units with back tiling, matching base units and drawers with work surfaces over. Inset stainless steel sink, inset electric hob with above extractor and a built in fitted oven and grill. Integrated dish washer, space for fridge/freezer, down lighting, grey wood effect laminate flooring and a double glazed window to the front.

### **Lounge and dining area with balcony**

16'9 max x 11'7 reduc in dining area 7'2

This is a generous size room with bags of natural light, from both the double glazed window and double glazed double doors with balcony to the front. Television point, white panelled column style electric heater and dining area for your table and chairs.

### **Bedroom en-suite**

11'7 x 8'6

PLEASE NOTE the approach to the bedroom is via a inner/hallway/dressing area with triple fitted wardrobes and door to the en-suite.

The bedroom is an excellent size room with double glazed double doors to a second balcony, white electric panelled column style heater and door to a cupboard with lagged water tank.

En-suite Walk in shower cubicle, hand wash basin with splash back tiling, close coupled w/c, expel air and down lighting.

### **Parking & communal gardens.**

The apartment has its own allocated parking space and there are guest spaces. The communal gardens are well kept and majority to lawn with some planting.



#### 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	
[21-38]	F	
[1-20]	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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