



Pantile Hill, Southminster CM0 7GA
£199,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

AN EXCELLENT FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.

This extremely well presented two bedroom ground floor flat, modernised and decorated to a very high standard throughout.

PLEASE NOTE the property is very deceptive from first appearance and offers suprisingly spacious accommodation. Including a modern and well fitted kitchen, large lounge with a good size dining area, two double bedrooms and bathroom.

Externally to the rear there is a lawn with seating area and garden, these are communal but personal to your own space. To the front there is a block Pavia patio, allocated parking for one vehicle with plenty of guest parking spaces.

Entrance, lounge/diner

11'9 ext to 15'2 x 14'7

Double glazed entrance door into the lounge and dining area. This is an excellent size room with the lounge having a double glazed bow window to the front with quality fitted white/shutter blinds.

Television point and a modern fitted electric radiator and wood effect laminate flooring.

The dining area has ample space for a good size table and chairs and there is also a built in single storage cupboard.

Kitchen

8'7 x 7'6

The kitchen is open plan to the lounge and dining area but this modern style living, works particularly well. As with the flat throughout the kitchen has been fitted to a high standard, with a range of modern white high gloss eye level units, matching base units and drawers with complimentary work surfaces over. Inset electric hob with extractor above and built in oven below, space for fridge/freezer, plumbing for washing machine and dish washer and a stainless steel one and a half sink. Wood effect laminate flooring, expel air and a double glazed window to the side.

Inner hallway

Wood effect laminate flooring, modern fitted electric radiator, built in cupboard with lagged water tank.

Bedroom one

9'9 x 9'4

Both bedrooms are double rooms and this room has two sets of double fitted wardrobes to one wall. Double glazed French doors with side screen windows to the rear.

Bedroom two

11'8 x 7'2

Another good size double room with wood effect laminate flooring and a modern fitted electric radiator. Double glazed window to the rear with quality white fitted shutter/blind.

Bathroom

Tiled walls and flooring, panelled bath with above electric shower and screen, close coupled w/c, pedestal hand wash basin.

Garden and front patio.

PLEASE NOTE although the gardens to the rear are communal they are however personal to each flat, PLEASE SEE photography. Side path to the garden which is laid to lawn with fenced boundaries, garden shed and washing line.

To the front there is a block paved patio area, to sit and to put out your pot plants.

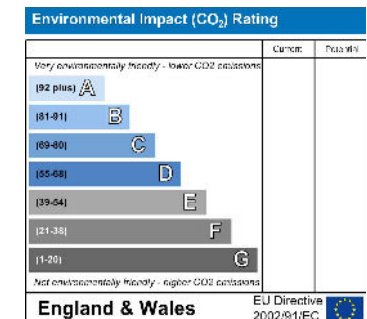
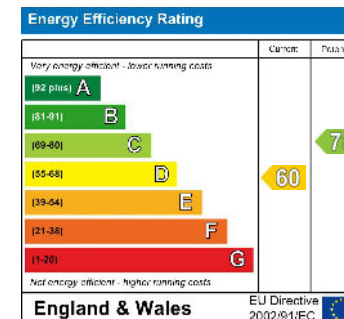
Parking

One allocated parking space but plenty of guest spaces available.



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.



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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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