

Paul Mason Associates



Tattersalls Chase, Southminster, Essex, CM0 7EU  
Guide Price £140,000 - £150,000

- One bedroom apartment on the second floor
- L-shaped lounge with two windows to the front
- Well-equipped kitchen with integrated oven and hob
- Three-piece bathroom with bath and shower over
- Good sized bedrooms overlooking the communal car park
- EICR recently been carried out by the current sellers
- Secure lobby shared with just one other apartment
- Communal gardens and car parking for residents and visitors
- Close to Southminster train station with links London
- EPC - C

\*\*\* Guide Price £140,000 - £150,000 \*\*\* .....Situated on the second floor, this well-presented one-bedroom apartment offers bright and versatile accommodation, ideal for first-time buyers or investors alike. Accessed via a secure lobby shared with just one other apartment, the property provides a sense of privacy and convenience.

The entrance hall features an intercom entry system and access to a part-boarded loft, offering useful additional storage. The L-shaped lounge is light and airy, benefiting from two front-facing windows and providing flexible space for both living and home working. The well-equipped kitchen includes an integrated oven and hob, with space for a fridge and washing machine. The property further comprises a three-piece family bathroom with a bath and shower over, and a generously sized bedroom overlooking the communal car parking area. The current sellers have also had a recent Electrical Installation Condition Report (EICR) been carried out.

Externally, there is a communal car park providing parking for residents and visitors. Ideally located just a stone's throw from Southminster train station and within easy reach of local amenities including shops and a post office, this property combines comfort, convenience, and excellent investment potential..



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			
		71	81
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	

Whilst every attempt has been made to ensure the accuracy of the floorplan obtained here, measurements of doors, windows, rooms and any other items are approximate scale and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only and should be used as such by any prospective purchaser. These plans are to scale. No guarantee is given on the total square footage of the property if quoted on this page.

### Location...

Southminster is a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London. The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families. The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically, the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century.

## ACCOMMODATION

### SECOND FLOOR

#### Entrance Hall

#### Lounge

4.82m x 2.34m < 4.62m (15'9" x 7'8" < 15'1" )

#### Kitchen

2.14m x 1.80m (7'0" x 5'10")

#### Bathroom

1.96m x 1.66m (6'5" x 5'5")

#### Bedroom

3.27m x 2.54m (10'8" x 8'3")

## EXTERIOR

### Parking

### Communal Gardens

### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

Local Authority - Maldon

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a

contract and must not be relied upon as statement or representation of fact.



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