

Paul Mason Associates



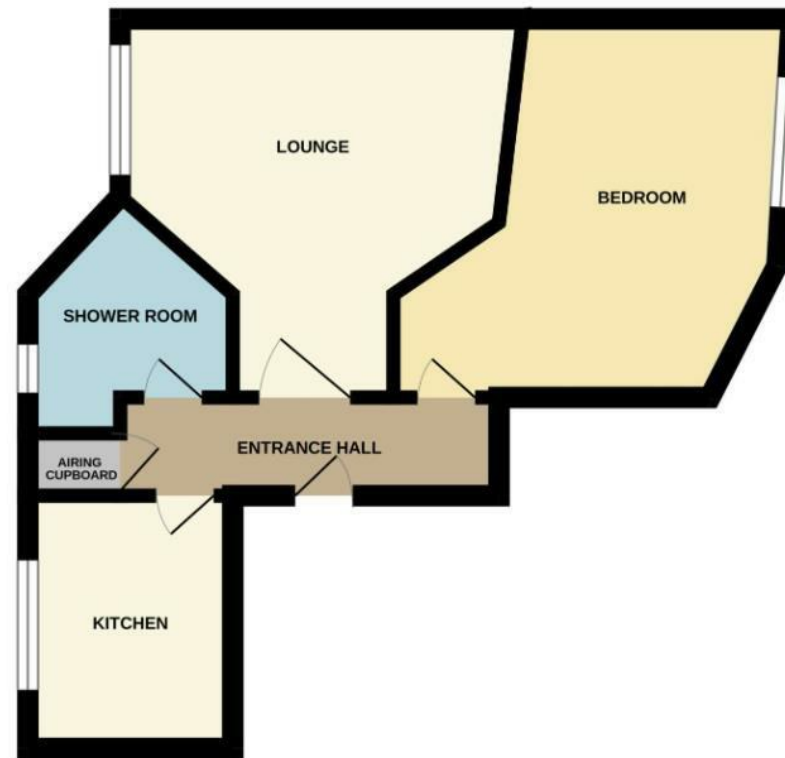
Tattersalls Chase, Southminster, Essex, CM0 7EU

Offers in excess of £125,000

- No Onward Chain
- Top Floor Apartment
- Re-Fitted Kitchen
- Lounge/Diner
- Double Bedroom
- Viewing Advised
- Close Proximity To Train Station & Town Centre
- Allocated Parking
- Communal Garden
- EPC - D

This well presented one bedroom apartment is located in Southminster, a semi-rural village in the Dengie Peninsula which is 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.

The accommodation includes an entrance hallway, lounge, re-fitted kitchen, bedroom and a fitted three piece bathroom suite. Externally, there is one allocated parking space and a communal garden. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



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	
	75
	60
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

## Distances

Southminster Train Station - 0.1 miles

Ormiston Rivers Academy - 2.5 miles

Southminster Primary School - 0.3 miles

Burnham-On-Crouch - 3 miles

Chelmsford - 22 miles

(All mileages are approximate)

## ACCOMODATION

### Ground Floor Communal Entrance

### Second Floor Landing

### Inner Hallway

### Lounge/Diner

3.5m x 3.1m (11'5" x 10'2")

### Kitchen

2.1m x 1.8m (6'10" x 5'10")

### Airing Cupboard

### Main Bedroom

3.4 x 2.2 (11'1" x 7'2")

### Bathroom

## EXTERIOR

### Communal Parking

Allocated parking space and visitors parking area.

### Communal Gardens

## Lease Details

Lease Length- 87 years approx

Ground Rent- £200 pa

Maintenance Charge- £80.43 pcm

(Provided by vendor)

## Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric Heating

Local Authority - Maldon District Council

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

## 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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