

Pantile Hill, Southminster CM0 7GA

Offers in excess of £190,000

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01621 734300

SJ WARREN

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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.

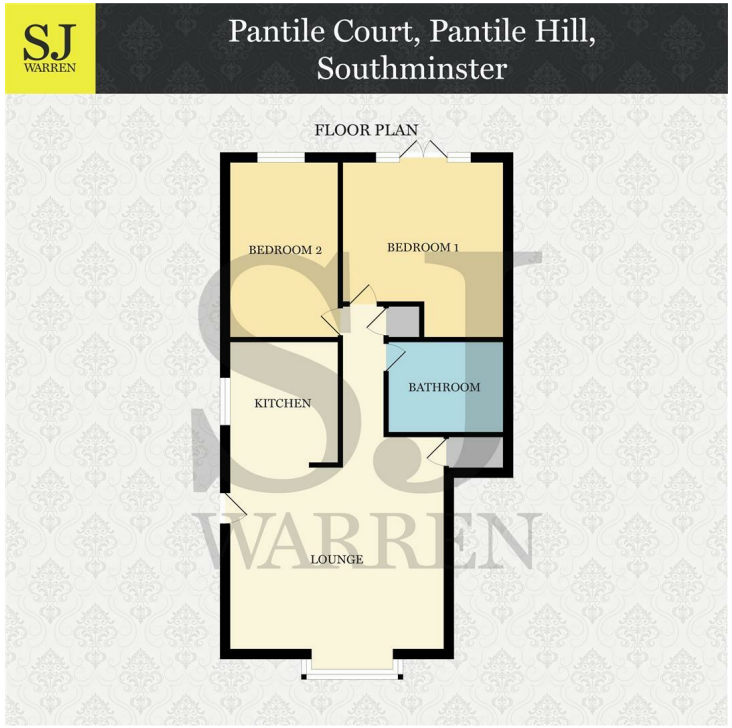
Garden and front patio.
PLEASE NOTE although the gardens to the rear are communal they are however personal to each flat, PLEASE SEE photography. Side path to the garden which is laid to lawn with fenced boundaries, garden shed and washing line.
To the front there is a block paved patio area, to sit and to put out your pot plants.

Parking
One allocated parking space but plenty of guest spaces available.



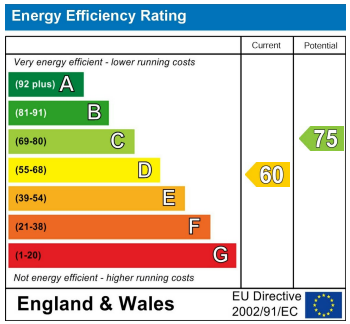


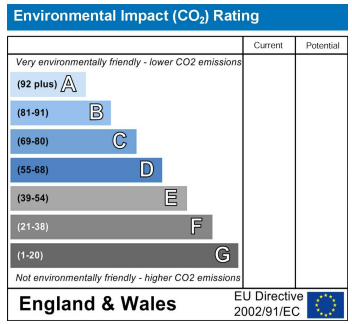




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