



Cherry Orchard, Southminster CM0 7HE  
£173,500

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

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Located ideally for the shops, restaurants, railway station and general amenities.

The apartments within this development rarely come to the market and for good reason, not only are they spacious and well built, the grounds and parking are equally as well presented.

This top floor apartment has been very nicely refurbished by its current owner and offers a large lounge with dining area, modern kitchen, double bedroom with dressing area and en-suite shower room, a second w/c. PLEASE NOTE the entrance hallway is extremely spacious and makes a great study area or potential guest area when staying over. Externally allocated parking and guest spaces available.

### Secure entry phone system

#### Entrance hallway

Entrance door to a really impressive size hallway (much more than just a hallway) that offers the opportunity to utilise the space to the best of your needs. Currently there is plenty of space as a study area, storage space with additional hidden access to the eaves, newly fitted modern smoked glass fronted electric heater and a walk in bay with double glazed window to the side.

#### Lounge and dining area

10'10 x 15'7 x 16'6

This is along with the apartment throughout has been freshly decorated and is very nicely set out and maintained room with a good lounge space, down lighting television point and a newly fitted smoked glass modern electric heater with wi fi. There are walk in bays to both sides with double glazed windows and the dining area has plenty of space for a table and chairs, concealed entrance to even more eaves storage space.

#### Kitchen

10'12 x 6'2

The kitchen has been designed and fitted to really maximise all the available space and does this very well. Comprising of a good range of Cashmere eye level units with under lighting and back tiling, matching base units, drawers and pull out larder. Inset sink, inset electric hob with above extractor, stainless steel oven below, plumbing for washing machine and dish washer. Velux style ceiling window and loft access with plenty of storage space.

#### Bedroom en-suite & dressing area

15'3 x 10'4

An excellent size room with a modern wall mounted smoked glass fronted electric heater, walk in bay with double glazed window to the side, arch to dressing area and door to the En-suite.

The dressing area is a great added luxury to the apartment and has space for your free standing chest of drawers to one side, the opposite side having fitted double wardrobes with sliding doors. En-suite comprising of a walk in shower cubicle, pedestal hand wash basin, close coupled w/c, shaver point and velux style ceiling window.

#### Allocated and guest parking

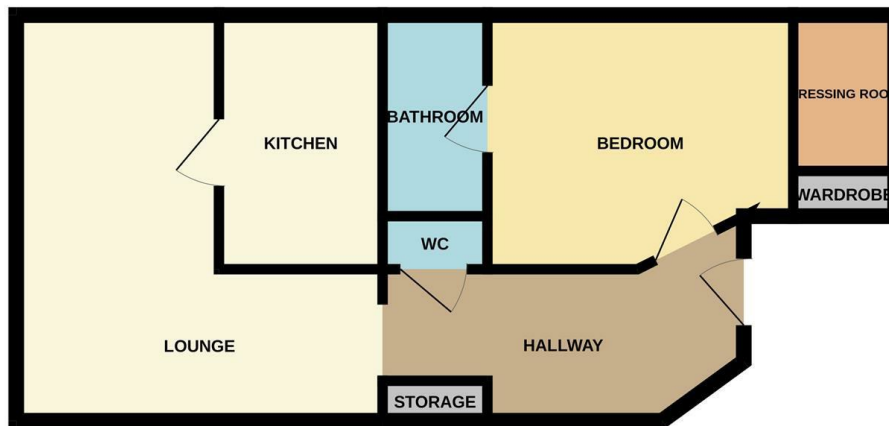
The apartment has its own allocated and numbered parking space and there are plenty of guest/visiting spaces, with outside electric lighting.

#### Communal gardens

The gardens are extremely well maintained and for all to enjoy.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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		
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