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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



2 Pantile Court, Southminster, Essex CM0 7GA Price £193,000

Positioned favourably in the centre of Southminster, just a short walk to it's High Street with amenities including shops, public house, post office, doctors surgery and primary school, is this stylishly improved and stunningly presented maisonette. The property also offers convenient access within walking distance to Southminster's railway station which offers direct links into London Liverpool Street. Impressive living accommodation commences on the ground floor with an entrance porch area with staircase leading up to the remaining accommodation which comprises a light and airy living/dining room, well presented kitchen, bathroom and two well proportioned double bedrooms. Externally, the property enjoys use of a communal garden to the rear which is shared by just 8 apartments in total as well as an extensive off road parking area to the front. Further benefits include replacement double glazing throughout. Viewing is strongly advised to avoid missing out! Energy Rating TBC.



GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, staircase up to:-

LIVING/DINING ROOM: 15'2 x 14'5 (4.62m x 4.39m)

Two double glazed windows to front, electric radiator, part wood panelled walls, leading to:-

KITCHEN: 7'8 x 7'7 (2.34m x 2.31m)

Obscure double glazed window to side, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring electric hob with extractor over and double oven below, space for fridge/freezer and washing machine, part tiled walls, wood effect flooring, under unit lighting.

INNER HALLWAY:

Electric radiator, access to loft space, built in storage cupboard/wardrobe, doors to:-

BEDROOM ONE: 11'9 x 7'8 (3.58m x 2.34m)

Double glazed window to rear, electric radiator.

BEDROOM TWO: 9'10 x 8'9 (3.00m x 2.67m)

Double glazed window to rear, electric radiator.

FAMILY BATHROOM:

Heated towel rail, three piece white suite comprising close coupled WC, wash hand basin set on vanity unit with storage cupboard below and panelled bath with mixer tap, shower over and glass screen, tiled walls, wood effect flooring.

EXTERIOR:

COMMUNAL GARDEN:

Located at the rear of the development, garden is mainly laid to lawn with timber storage shed.

PARKING:

Two allocated parking spaces in parking area at front of development.

LEASE DETAILS:

90 years remaining - originally 125 years from 1989.
Ground Rent - £150 per annum (to remain this for 14 years).
Service Charge - £99 per calendar month

TENURE & COUNCIL TAX:

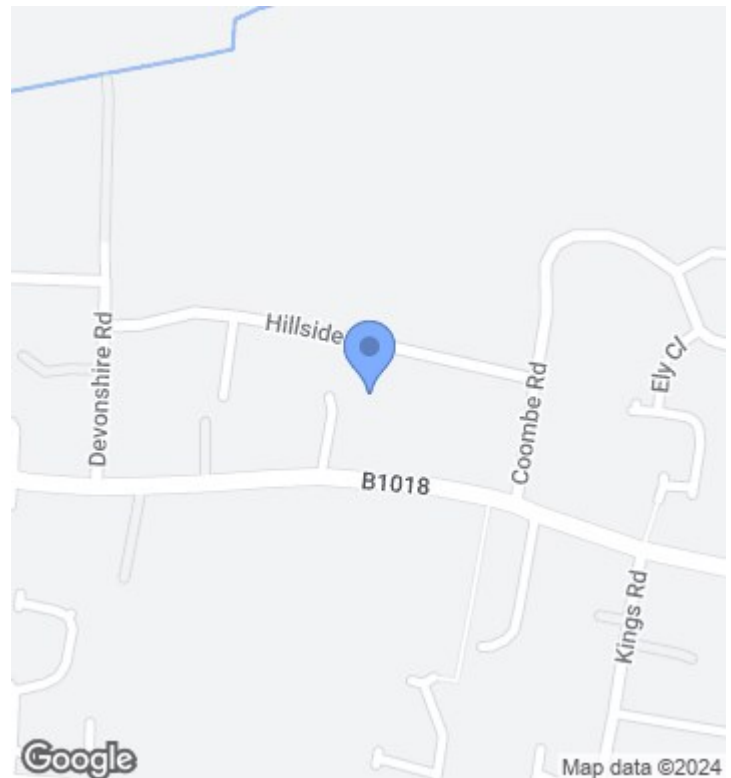
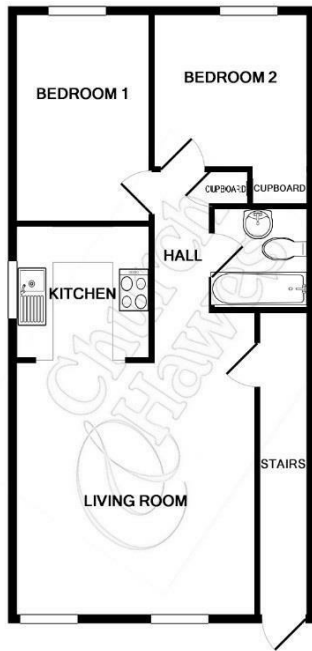
The property is being sold leasehold and falls under council tax band B.

SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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