



70 Cherry Orchard, Southminster, CM0 7HE

Asking price £175,000

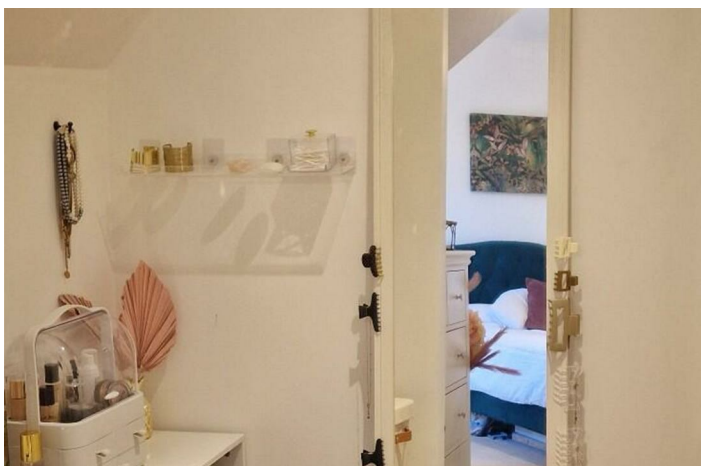
- Second floor apartment
- Dressing/cot area
- Modern fitted kitchen
- Allocated parking
- Double bedroom
- Spacious lounge dining room
- Spacious entrance
- Close to station, and high street.

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BEAUTIFULLYPRESENTED, and with an ABUNDANCE OF STORAGE, this apartment is located MOMENTS FROM SOUTHMINSTER RAILWAY STATION with links to London Liverpool Street. Boasting a GENEROUS DOUBLE BEDROOM with DRESSING AREA/COT ROOM, and with an ENSUITE SHOWER ROOM, spacious hallway, LOUNGE DINER, a viewing is recommended to appreciate how wonderful this property is.



Council Tax Band:



Communal Area:-

Secure entryphone to communal entrance hall with staircase leading to second floor.

Entrance Hall:-

Double glazed window to side, doors leading to cloakroom, bedroom, lounge diner, eaves storage.

Lounge Diner:-

16'3 x 9'9 > 15'6

Double glazed window to front and rear, door to kitchen. Wall mounted panel heaters which can be controlled remotely. Additional eaves storage is accessible.

Kitchen:-

10' x 8'

Velux style window to front. Range of wall and base units with under counter space and plumbing for a washing machine. Space and plumbing for fridge freezer. Integrated dishwasher, oven and induction hob. Loft access.

Cloakroom:-

Close coupled wc with push button flush, hand wash basin.

Bedroom:-

13'10 x 10max plus 4'3 x 4'1

Double glazed window to front, opening to dressing area, cot room. Doors to ensuite.

Ensuite:-

Shower cubicle with folding screen. Close coupled wc with push button flush. Wash basin. Extractor fan.



Directions

Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

EPC Rating:

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 