



43 Tallow Gate

South Woodham Ferrers, Chelmsford, CM3 5RX

£145,000



ONE BEDROOM GROUND FLOOR FLAT CLOSE TO TOWN CENTER WITH NO ONWARD CHAIN. ACCESS TO THE COMMUNAL GARDEN AND ONE ALLOCATED PRIVATE PARKING SPACE.



ENTRANCE

Doors leading to all rooms, carpet flooring and one storage heater.

LOUNGE

Spacious lounge with 3 double glazed windows, one storage heater and feature fireplace.

KITCHEN

Combination of floor and wall level units, white goods including; electric hob, electric oven, washing machine with space for under counter fridge and freezer.

BEDROOM

Double sized bedroom with fitted wardrobes and storage. Double glazed window and one storage heater.

BATHROOM

Bath with electric shower attachment, W/C and freestanding basin.

OUTSIDE

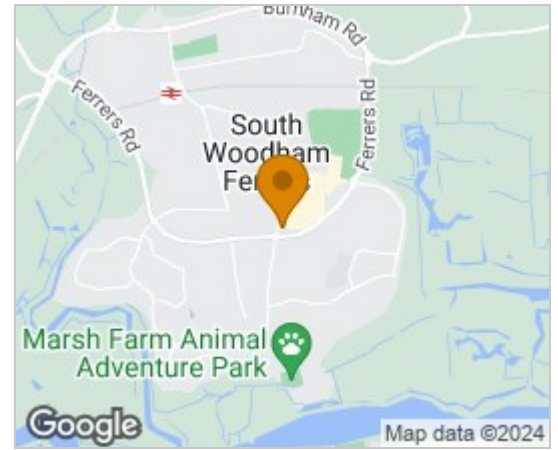
Communal garden space.
Space for one car in a private gated car park.

INFORMATION

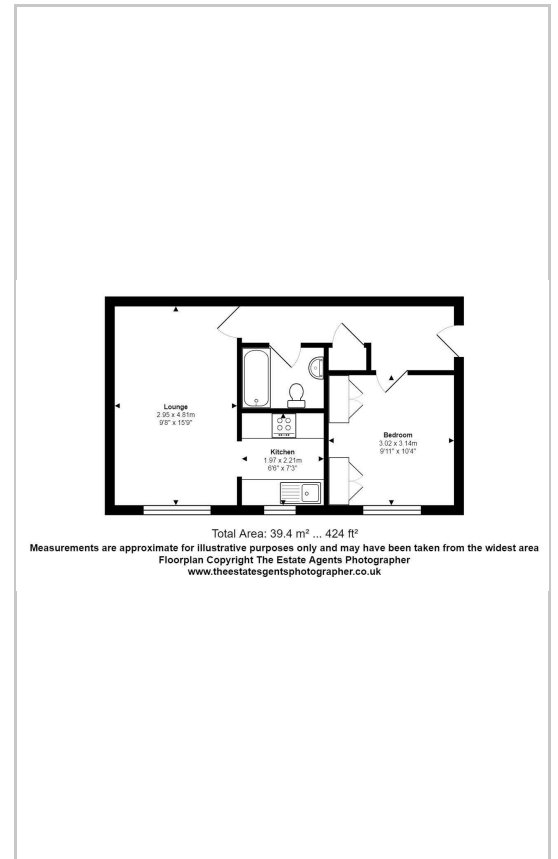
Lease length: 120 years from March 1987
Remaining: 84 years
Extension: £8 - 10,000.

Service Charge: £1191.63 per annum
Ground Rent: £100 per annum

Area Map



Floor Plans



Energy Efficiency Graph

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			
		74	81
England & Wales		EU Directive 2002/91/EC	

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