



## 43 Tallow Gate

South Woodham Ferrers, Chelmsford, CM3 5RX

£150,000



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

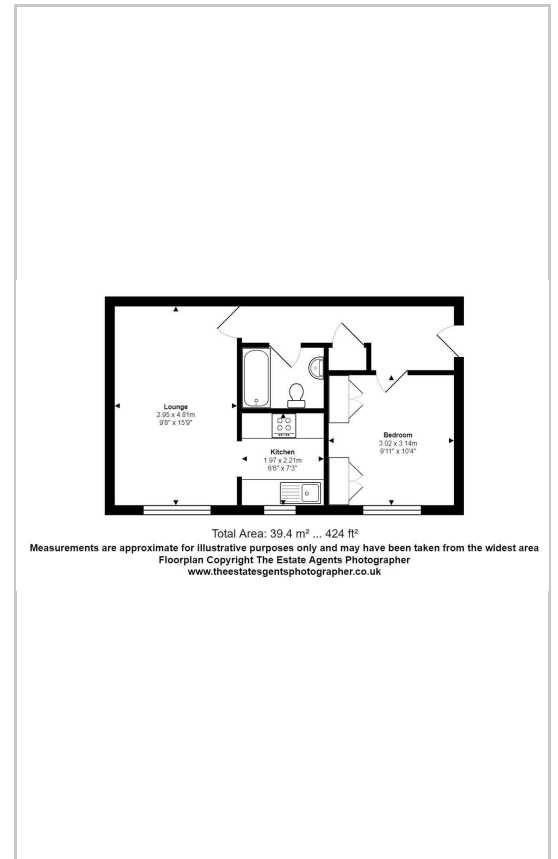
Lease length: 120 years from March 1987  
Remaining: 84 years  
Extension: £8 - 10,000.

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

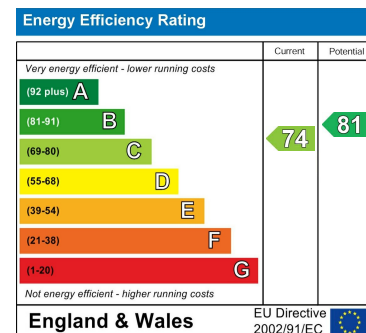
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.