



## 43 Tallow Gate

South Woodham Ferrers, Chelmsford, CM3 5RX

£150,000



NEW LEASE AVAILABLE ON THIS 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.

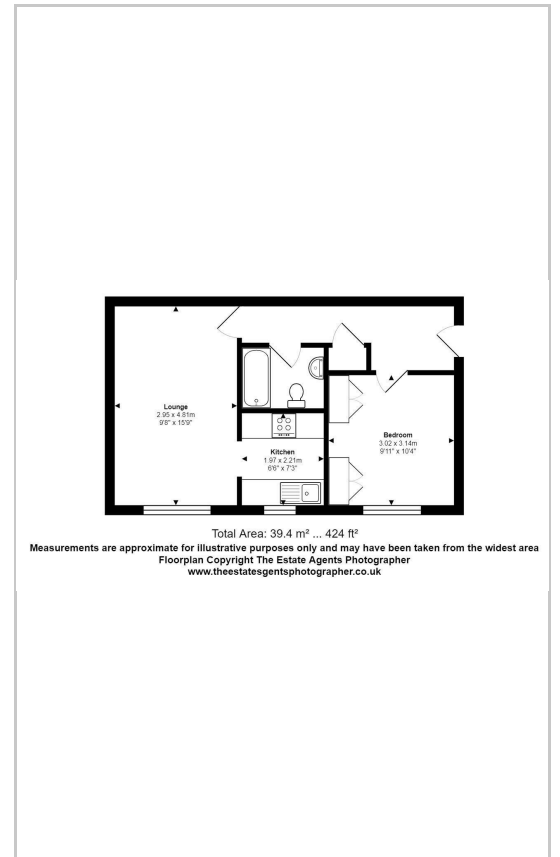
Service Charge: £1191.63 per annum

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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65 New London Road, Chelmsford, CM2 0ND

Tel: 01245 266088 Email: [property@elwelltaylor.co.uk](mailto:property@elwelltaylor.co.uk) <https://www.elwelltaylor.co.uk>