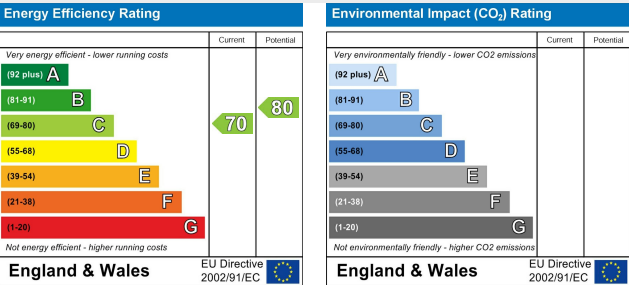




Paul Mason Associates

Tallow Gate, South Woodham Ferrers, CM3 5RX
Guide price £155,000

- Security Phone Entry System
- Well Presented Throughout
- Allocated Car Port
- Double Bedroom
- Fitted Kitchen
- Top Floor Apartment
- Communal Gardens
- Close to Local Amenities
- Ideal First Time Purchase or Buy to Let
- EPC - C



GUIDE PRICE £155,000 - £165,000.....This well presented one bedroom top floor apartment is conveniently located close to local amenities in the town of South Woodham Ferrers. The accommodation is well presented throughout commencing an inner hallway with doors to the kitchen, fitted shower room, spacious lounge/dining room, storage cupboard, and double bedroom. The property benefits from double glazed windows and being on the top floor. Externally, the property includes an allocated carport parking space as well as visitors parking, access to the communal gardens. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

South Woodham Ferrers is a small town surrounded by countryside, there is a nature reserve and beautiful walks along the River Crouch as well as boasting many amenities. To name a few, there is a library, sports centre, leisure centre with a swimming pool, parks, public houses, restaurants, supermarkets, The Call of The Wild Zoo and Marsh Farm. The town also benefitting a train station with London Liverpool Street being less than an hours travel time.



ACCOMMODATION

Entrance Hall

Inner Hallway

Kitchen
2.13m x 1.83m (7'0" x 6'0")

Shower Room

Lounge
4.65m max x 3.58m (15'3" max x 11'9")

Bedroom
4.09m x 2.31m (13'5" x 7'7")

EXTERIOR

Allocated Car Port

Enclosed Communal Bin Storage

Lease Details
The current lease term is approximately 87 years. Service charge and ground rent £145 per calendar month - Council Tax Band - B

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Electric

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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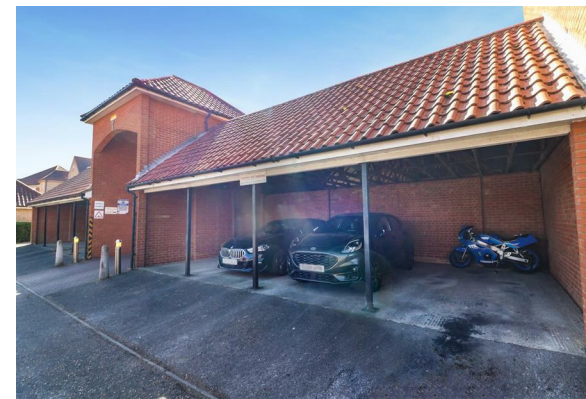
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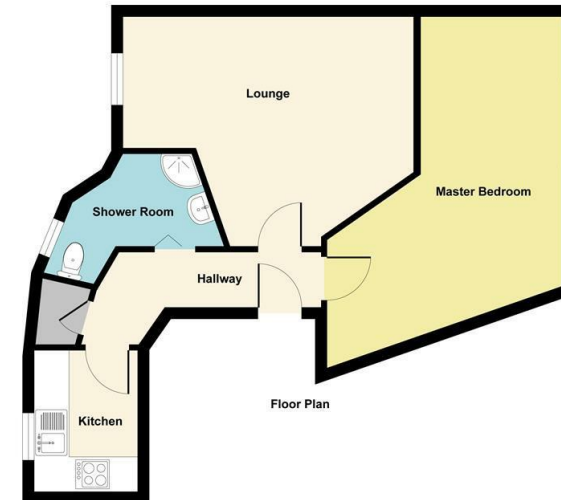
F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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