

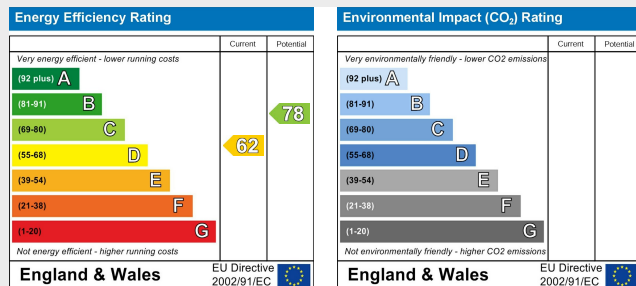
Paul Mason Associates



Haltwhistle Road, South Woodham Ferrers, CM3 5ZF

Guide price £160,000

- Well Presented Throughout
- Lounge
- Fitted Kitchen
- Re-Fitted Shower Room
- Generous Bedroom
- Entrance Hall
- Allocated Parking Space
- Close to Local Amenities
- Ideal First Time Purchase or Buy to Let
- EPC - D



This immaculate one bedroom top floor apartment is conveniently located close to local amenities in the town of South Woodham Ferrers. The accommodation commences an inner hallway with doors to the kitchen, re-fitted shower room, lounge/dining room, large storage cupboard, and double bedroom. The property benefits from double glazed windows and being on the top floor. Externally, the property includes an allocated 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.



ACCOMODATION

Entrance Hall

Inner Hall

Bedroom One

4.45m x 3.58m (14'7 x 11'9)

Kitchen

2.16m x 1.78m (7'1 x 5'10)

Bathroom

2.16m x 1.85m (7'1 x 6'1)

Lounge

3.58m x 2.84m (11'9 x 9'4)

EXTERIOR

Allocated Car Port

Enclosed Communal Bin Storage

Lease Details

The current lease term is approximately 120 years.
Service charge £720 Per 6 Months and Ground rent £250 Per Year - Council Tax Band - A

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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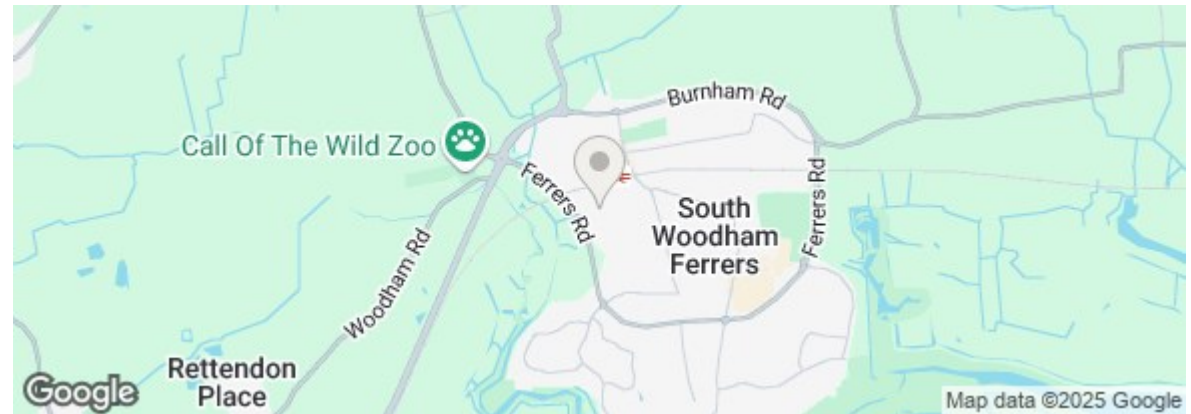
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