



**Tallow Gate, South Woodham Ferrers, Chelmsford CM3 5RX**

**welcome to**

## **Tallow Gate, South Woodham Ferrers Chelmsford**

In the desirable South Woodham Ferrers is this stunning two-bedroom first floor apartment. In immaculate condition and benefiting from allocated parking, Juliette balcony and within walking distance to local amenities, Early viewings are advised to not miss out.

### **Hallway**

8' 7" x 6' 10" ( 2.62m x 2.08m )

### **Lounge / Diner**

18' 3" x 12' 2" ( 5.56m x 3.71m )

### **Kitchen**

9' 9" x 7' 2" ( 2.97m x 2.18m )

### **Bathroom**

6' 7" x 5' 10" ( 2.01m x 1.78m )

### **Bedroom One**

12' 7" x 8' 6" ( 3.84m x 2.59m )

### **Bedroom Two**

6' 7" x 5' 10" ( 2.01m x 1.78m )

### **Agents Note:**

Lease: 125 years from 1 July 1987

Lease: 89 years remaining

Current ground rent: £190.00 pa

Current service charge: £1440.00 pa





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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- Two bedrooms
- NO ONWARD CHAIN
- First Floor
- Immaculate condition
- Juliette Balcony

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£190,000**



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Property Ref:  
CHE114213 - 0012

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