

www.churchandhawes.com

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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 140 Tylers Ride, South Woodham Ferrers, CM3 5ZT Realistic offers considered £195,000

A delightful very well presented and exceptionally spacious top floor two bedroom apartment served by a lift, with pleasant far reaching views, situated within this McCarthy & Stone over 60's retirement development conveniently situated within the heart of South Woodham Ferrers. The property offers a spacious lounge, fitted kitchen, two good size bedrooms, the main one of which has built in wardrobes and modern fitted white shower room. PVCu double glazed windows, security entry phone system and care line alarm system. Communal facilities include: residents lounge, laundry room, further function room and in house manager. Externally, the property boasts a well maintained communal garden and is offered for sale with no onward chain. EPC Rating: C. Council Tax Band D. Tenure Leasehold. Lease Remaining 107 years. Ground Rent: £560.00 pa. Service Charge. £4064.22 pa including water and building insurance.



## GROUND FLOOR

Security phone entry and light to: -

## TOP FLOOR

Entrance door to: -

## HALL

Coved cornice to smooth plaster ceiling, economy seven radiator, airing cupboard, doors to: -

## BATHROOM

Coved cornice to smooth plaster ceiling with extractor fan, white low level w.c., vanity wash hand basin, walk-in shower with glazed screen, tiled walls, light and shaver point, heated towel rail, fan assisted heater.

## BEDROOM 1 19'3" x 8'11"<5' (5.87m x 2.72m<1.52m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, economy seven radiator, TV point, built-in mirror fronted wardrobes.

## BEDROOM 2 13<11'9" x 10'1" (3.96m<3.58m x 3.07m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, convector radiator.

## LOUNGE 19'11" x 10'8"<6'8" (6.07m x 3.25m<2.03m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, economy seven radiator, TV point, feature fireplace with raised hearth and display mantel over, inset electric coals fire, double doors to: -

## KITCHEN 8'3" x 7'6" (2.51m x 2.29m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, fan assisted wall heater, Pearwood kitchen comprising single drainer stainless steel sink unit with mixer tap inset work surface with cupboard, Beko freezer to remain, adjacent work surface and inset four ring ceramic hob, drawer and cupboard under, fridge to remain, floor to ceiling unit housing double oven with cupboards over and under, three wall cupboards, extractor fan, tiled walls.

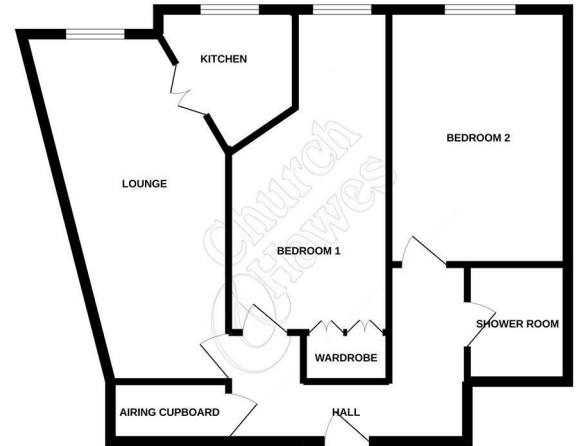
## AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The actual appearance of the property may vary from the floorplan and no guarantee is made as to the accuracy or efficiency of the plan. Map data ©2024

