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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 110 Tylers Ride, South Woodham Ferrers, CM3 5ZT Price £135,000

NO CHAIN SALE. Well presented one bedroom second floor apartment overlooking the communal gardens, located within this popular McCarthy & Stone retirement development within the heart of South Woodham Ferrers, local shops and amenities close to hand. Features include good size lounge, fitted kitchen with appliances, main bedroom with fitted wardrobes and shower room, security phone entry system and careline alarm system within the flat, the Communal facilities include passenger lift, in house manager. communal lounge, quiet room, kitchen, laundry room and gardens. Over 60's Development. Tenure: Leasehold unexpired term apx: 106 years remaining. Ground Rent apx: £400.00 pa. Service charge apx: £3,3310.00 pa Council tax band: B. EPC rating: B



## ACCOMODATION

Entrance to the development is via the entry phone controlled main door leading to: Communal lounge with stairs and a lift rising to all floors, doors to:

## COMMUNAL LOUNGE

Communal lounge with stairs and a lift rising to all floors, doors to:

## LAUNDRY ROOM

Laundry room with washing machines and tumble dryers.

## COMMUNAL KITCHEN

Communal kitchen with storage and tea and coffee making facilities.

## QUIET ROOM

Quiet room which can be used for functions.

## SECOND FLOOR APARTMENT

Lift to the second floor leading to the communal hallway, own entrance door to:

## HALL

Smooth plaster and coved ceiling, careline alarm, door entry control, airing cupboard, doors to:

## SHOWER ROOM

Smooth plaster and coved ceiling, extractor fan, electric fan assisted heater, white suite comprising: vanity wash hand basin, low level WC, walk in shower with glazed sliding door and screens, hand/grab rails, tiled to all visible walls, careline alarm button.

## LOUNGE 17'3 x 11'7 max < 7'7 (5.26m x 3.53m max < 2.31m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, E7 heater, TV point, telephone point, careline alarm cord, double doors to:

## KITCHEN 7'4 x 7 (2.24m x 2.13m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, fan assisted heater, careline alarm cord, fitted kitchen with white goods to remain, oven hob, extractor fan, fridge and freezer. Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboards and space under, adjacent work surface with inset 4 ring ceramic electric hob, extractor fan over, drawers and cupboards under, double base and draw unit, floor to ceiling cupboard housing eye level electric oven with cupboards above and below, 6 wall cupboards, tiled splash backs to worksurfaces.

## BEDROOM

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, TV point, telephone point, careline alarm cord, built in mirror front wardrobes.

## OUTSIDE

Attractive communal gardens and seating area.

Communal carport parking areas and mobility scooter parking.

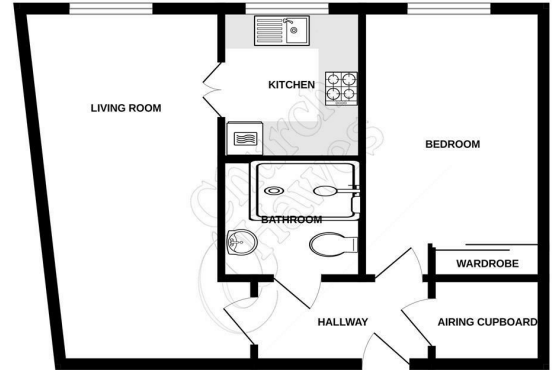
## AGENTS NOTE

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, spaces and any other details are approximate and no responsibility is taken for any error. Dimensions in this document are for information purposes only and should be used as a guide only by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.

