

www.churchandhawes.com

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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



62 Tylers Ride, South Woodham Ferrers, CM3 5ZT £160,000

A well presented one-bedroom apartment gracing the first floor. Nestled within the prestigious McCarthy & Stone retirement community at the heart of South Woodham Ferrers, this residence enjoys convenient proximity to local shops and amenities. Encompassing a spacious living area, a well-appointed kitchen complete with modern appliances, a master bedroom featuring fitted wardrobes, and accessible shower room, this apartment offers both style and functionality. Your security is paramount, with a security phone entry system and an in-house careline alarm system integrated into the flat. Immerse yourself in the offerings of this vibrant over-60s development, which boasts amenities such as an elevator for easy access, a dedicated in-house manager, a communal lounge, a fully equipped communal kitchen, a convenient laundry room, and meticulously landscaped gardens. Indulge in a lifestyle of comfort and camaraderie within this exclusive development tailor-made for those who cherish the finest in retirement living. Tenure: Leasehold - Remaining Lease Term: 106 years - Ground Rent apx: £400.00 pa. Service charge apx: £3,3310.00 pa Council tax band: B. EPC rating: B.



ACCOMMODATION

COMMUNAL LOUNGE

LAUNDRY ROOM

COMMUNAL KITCHEN

QUIET ROOM

FIRST FLOOR APARTMENT

HALLWAY

BATHROOM

LOUNGE/DINER: 17'7 x 12' (5.36m x 3.66m)

KITCHEN: 7'3 x 7' (2.21m x 2.13m)

BEDROOM: 12'4 x 9' (3.76m x 2.74m)

COMMUNAL GARDENS

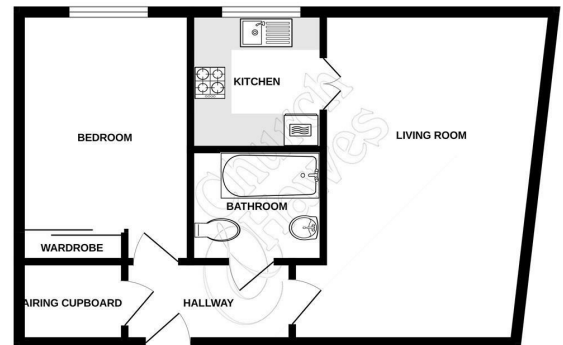
AGENTS NOTE:

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 floor, wall and ceiling areas are approximate and do not constitute a guarantee for the use of the floorplan. The services, systems and appliances shown have not been tested and no guarantee will be made regarding their operation.

