

[www.churchandhawes.com](http://www.churchandhawes.com)

19 Reeves Way, South Woodham Ferrers,  
Essex, CM3 5XF

Tel: 01245 329429

[swf@churchandhawes.com](mailto:swf@churchandhawes.com)

# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 96 Tylers Ride, South Woodham Ferrers, Essex CM3 5ZT

### Price £95,000

Spacious one bedroom second floor apartment for the over 60's, set within this modern McCarthy & Stone retirement development consisting of 42 properties arranged over 3 floors served by a passenger lift, with landscaped communal gardens, situated within the heart of South Woodham Ferrers with its shops and amenities close to hand. This apartment offers a dual aspect lounge, fitted kitchen, bedroom with fitted wardrobes and bathroom. Other features include, ground floor residents lounge with social gatherings organised daily, a communal laundry room, in house manager, 24 hour care-line and security entry phone system. Offered for sale with no onward chain. LEASEHOLD 101 YEARS REMAINING. EPC RATING B. Service Charge £3,302. Ground Rent TBC. Council tax band B.





## GROUND FLOOR

Entered via security entry controlled double doors leading to entrance porch, communal residents lounge with doors to: development managers office, communal laundry, kitchen, cloakroom and function room, passenger lift to all floors.

## SECOND FLOOR

Communal hallway leading to solid timber entrance door giving access to:-

### ENTRANCE HALL

Coved cornice to smooth plaster ceiling, storage cupboard with light, housing water tanks and consumer unit, security entry control, fitted carpet, doors to:-

### FAMILY BATHROOM

Coved cornice to smooth plaster ceiling, extractor fan, wall mounted electric fan heater, electric tail rail, three piece fitted suite comprising, dual flush low level w.c, wash hand basin inset to vanity unit, with combined light and shaver point over, panel enclosed bath with glazed splash screen, shower over, fully tiled to walls.

### BEDROOM 13'3" x 10'10" max (4.04m x 3.30m max)

Sealed unit PVCu double glazed window to rear, coved cornice to smooth plaster ceiling, wall mounted storage heater, telephone and television points, built in double wardrobe with mirror fronted sliding doors, fitted carpet.

### LOUNGE/DINER 17'5" x 11'9" max (5.31m x 3.58m max)

Dual aspect room with sealed unit PVCu double glazed window to front and side, coved cornice to smooth plaster ceiling, coved cornice to smooth plaster ceiling, wall mounted storage heater, television and telephone point, fitted carpet, double doors to:-

### FITTED KITCHEN 7'4" x 6'11" (2.24m x 2.11m)

Sealed unit PVCu double glazed window to rear, coved cornice to smooth plaster ceiling, wall mounted electric fan heater, fitted with a range of light wood eye & base level units, with complementing rolled edge work surface with inset stainless steel sink drainer and mixer tap, inset four ring electric hob, extractor hood over, space for fridge & freezer, floor to ceiling unit housing electric fan oven, tiled splashback

## EXTERIOR

Landscaped communal gardens, mobility scooter charging and parking area, limited residence parking.

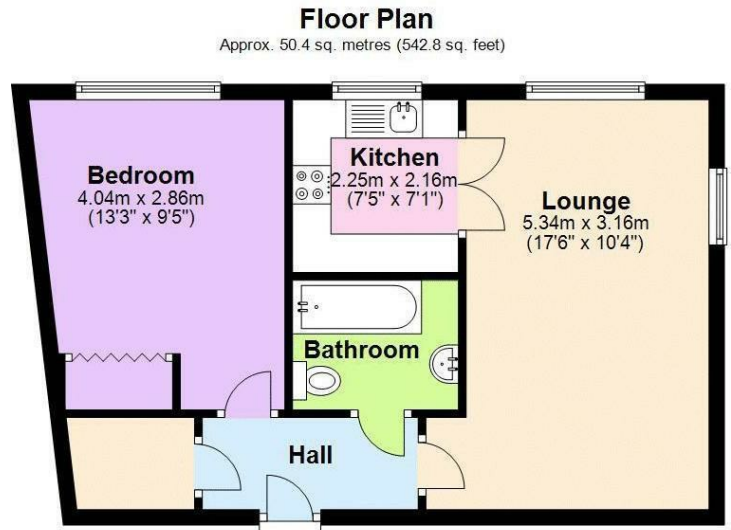
## AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Total area: approx. 50.4 sq. metres (542.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

