



## 22 Abbotsleigh Road, South Woodham Ferrers, Essex CM3 5SS Price £215,000

An exceptionally well presented and recently refurbished two bedroom ground floor apartment, featuring a white high gloss style fitted kitchen, modern bathroom suite, master bedroom with fitted mirror front wardrobes, second bedroom with wardrobes to remain, smooth plaster ceilings, gas fired heating, gray laminate flooring. Externally the property offers allocated parking and communal gardens - just a short walk from the town centre, local shops, schools and rail station. Call now to avoid disappointment. Tenure Leasehold. Lease: 155 apx. Ground Rent: £90.00 Service Charge: £1,033.56. EPC: D. Council Tax Band: B.



## GROUND FLOOR

Entered via solid timber entrance door to: -

### ENTRANCE HALL

Consumer unit, smooth plaster ceiling, wood laminate flooring, telephone point, storage cupboard, thermostat, doors to: -

### BATHROOM

Obscure sealed unit PVCu double glazed window to side, smooth plaster ceiling, extractor fan, ladder heated towel rail radiator, refitted white three piece suite comprising, low level w.c., wash hand basin with vanity under, L-shaped shower bath with glazed splash screen, tiled splashbacks and Karndean flooring.

### BEDROOM ONE 11'7" inc robes x 10'3" (3.53m inc robes x 3.12m)

Sealed unit PVCu double glazed window to side, smooth plaster ceiling, radiator, telephone point, TV cable, wood laminate flooring, built in wardrobes to one wall with mirror sliding doors.

### BEDROOM TWO 10'5 x 8'10 (3.18m x 2.69m)

Sealed unit PVCu double glazed window to side, smooth plaster ceiling, radiator, wood laminate flooring, TV cable, wardrobes to remain.

### KITCHEN 6'7" x 9'4" (2.01m x 2.84m)

PVCu double glazed window to side elevation. Newly fitted kitchen with a range of white high gloss eye and base level units, coordinating quartz work surfaces, inset sink unit with mixer tap, integrated electric oven, inset electric hob with extractor fan over, plumbing for washing machine, and space for fridge freezer, smooth plaster ceiling, laminate flooring

### LOUNGE 14'9 x 10'3 (4.50m x 3.12m)

Dual aspect room with PVCu double glazed windows to both front and side elevations, radiator, smooth plaster ceiling, laminate flooring, TV point.

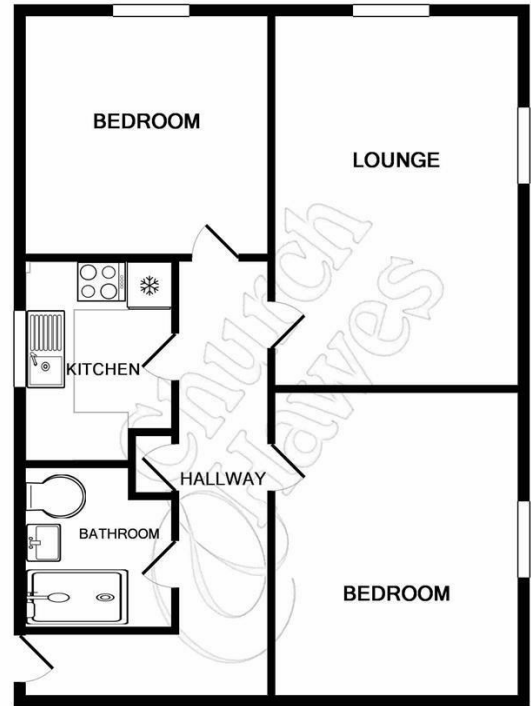
### EXTERIOR

ALLOCATED & VISITORS PARKING SPACES  
COMMUNAL GARDENS, BIN STORAGE AREA

### 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 enquiries 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 -



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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