



Total area: approx. 1050.4 sq. feet

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 Plan produced using PlanUp.



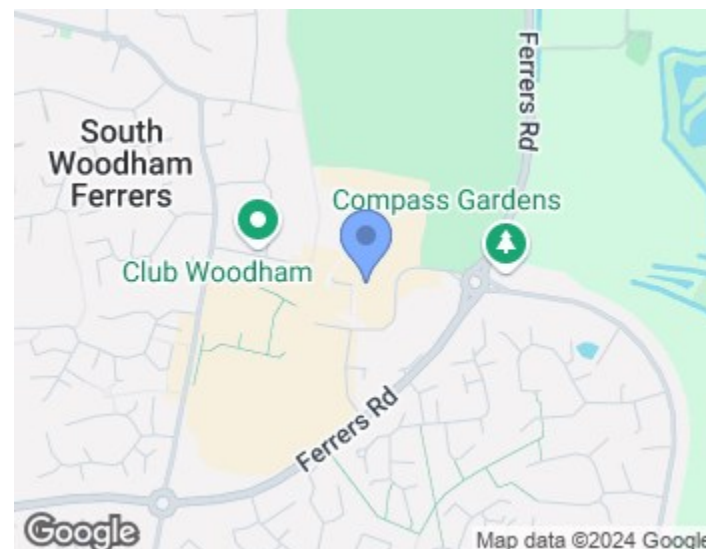
## 15 Trinity Row, South Woodham Ferrers, CM3 5DE

Church and Hawes are proud to offer this extremely well presented 3 bedroom duplex apartment set on the top floor of this popular development, centrally located within the heart of South Woodham Ferrers, just a short walk from the town centre.

Offering good access to shop's & retail outlets, this apartment is also in prime position for recreational facilities, including bars, restaurants and the local sports and leisure centre. Saltcoats Park and Compass Gardens are just a short stroll away, which lead to pleasant walks along the River Crouch. Schools are within easy reach, together with the local railway station providing convenient travel to London stations.

Being a duplex apartment the accommodation is split over 2 floors with an internal staircase. On the lower floor the apartment enjoys 2 bedrooms, bathroom with white suite and open plan lounge and kitchen with fitted high gloss white units. On the upper floor there is a substantial bedroom and mezzanine study with glass balustrade, overlooking the living room. Access to the property is via security phone access with communal hall and staircase rising to the top floor. Externally there is an allocated parking space with free public parking very close by. This is all presented to a high decorative standard with electric heating and PVCu windows. NO CHAIN SALE. Council Tax Band: D Tenure: Leasehold. Ground Rent: Ask agent. Service charge: Ask agent. Remaining lease 107 years. EPC Rating C.

**Price £258,000**





## ACCOMODATION

### ENTRANCE

Communal entrance door, with security entry system to communal hallway stairs rise to top floor, entrance door to:

### Hall

Smooth plaster ceiling, E7/convector rad, stairs rise internally to first floor, under stairs cupboard, security phone control, doors to:

### BATHROOM

Smooth plaster ceiling, extractor fan, LED downlights, white suite comprising: Low level WC, vanity wash hand basin, panel enclosed bath with mixer taps and shower attachment, glazed shower screen, tiled splash back, tiled to bath and shower, tiled floor.

### BEDROOM 1 16'5 x 10'2 < 7'10 (5.00m x 3.10m < 2.39m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, LED downlights, convector rad, walk in wardrobe.

### BEDROOM 3 9'4 x 8'1 (2.84m x 2.46m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, convector rad.

### OPEN PLAN LOUNGE & KITCHEN 18'6 x 12'9 (5.64m x 3.89m)

2 PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED downlights, E7/convector rad, TV point, airing cupboard. Fitted white high gloss kitchen units comprising: single drainer sink unit with mixer taps inset to worksurface with cupboards, storage space and plumbing for washing machine adjacent work surface with drawers, cupboard and storage space under with plumbing for dishwasher inset 4 ring electric hob, oven under, extractor fan over, tiled floor to kitchen area, tiled upstands to worksurfaces.

### INTERNAL LANDING/FIRST FLOOR

Smooth plaster ceiling, built in double wardrobe/storage cupboard, doors to:

### MEZZANINE STUDY 11'9 x 8'4 (3.58m x 2.54m)

Mezzanine floored with glass balustrade over looking the lounge and open plan kitchen, smooth plaster ceiling, convector radiator, TV & telephone points.

### BEDROOM 2 16'6 x 11'8 (5.03m x 3.56m)

Sealed unit double glazed velux style windows to front and rear, fire escape access, smooth plaster ceiling, convector radiator, TV & telephone points

### ALLOCATED PARKING SPACE

Additional free parking nearby if required.

### 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

- 3 BEDROOMS
- LOUNGE OPEN PLAN KITCHEN
- BATHROOM WITH WHITE SUITE
- DUPLEX APARTMENT
- PVCu GLAZING
- ELECTRIC HEATING
- NO CHAIN
- MEZZANINE STUDY & GLASS BALUSTRADE
- PARKING
- TOP FLOOR

