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

Tel: 01245 329429

swf@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



14 Haltwhistle Road, South Woodham Ferrers, Essex CM3 5ZF Price £155,000

NO CHAIN SALE. A very well presented 1 bedroom purpose built ground floor apartment, conveniently located for the local rail station on the periphery of the town. Accommodation includes bedroom with fitted furniture, shower room with 3 piece white suite, lounge, re-fitted kitchen with oven and hob. Security phone entry door, PVCu sealed unit double glazed windows, allocated parking and visitors parking.

Tenure: Leasehold, Lease unexpired term apx 124 years, ground rent £250.00 pa, service charge £1280.00 pa. Council Tax Band A. EPC Rating E.



GROUND FLOOR

Entered via solid timber door giving access to: -

ENTRANCE HALL

Textured ceiling, security entry phone control unit, telephone point, airing cupboard housing lagged tank and shelving, vinyl flooring, doors to: -

SHOWER ROOM 7'9" x 5'10" (2.36m x 1.78m)

Sealed unit PVCu obscure double glazed window to rear, textured ceiling, fitted three piece white suite comprising low level w.c., pedestal wash hand basin, glazed shower cubicle with electric shower, fully tiled to shower area with remainder half tiled, vinyl flooring.

BEDROOM 10'5" x 10'2" (3.18m x 3.10m)

Sealed unit PVCu double glazed window to front, textured ceiling, fitted beech modern style furniture comprising a double corner robe with triple gantry units forming bed recess, one chest of drawers, dimmer switch, fitted carpet.

LOUNGE 11'10" x 10'5" (3.61m x 3.18m)

Irregular shaped room, sealed unit PVCu triple glazed window to rear, textured ceiling, TV point, fitted carpet.

KITCHEN 7' x 5' (2.13m x 1.52m)

Sealed unit PVCu double glazed window to rear, textured ceiling, two fuse boxes, fitted kitchen units comprising stainless steel single sink drainer with mixer tap inset to rolled edge work surface, corner cupboard under, space and plumbing for washing machine, space for fridge, glazed display unit over, adjacent work surface with inset four ring electric hob with electric fan oven under, extractor over, four eye level units over, tiled splashbacks, vinyl flooring.

EXTERIOR

PARKING & COMMUNAL GARDEN

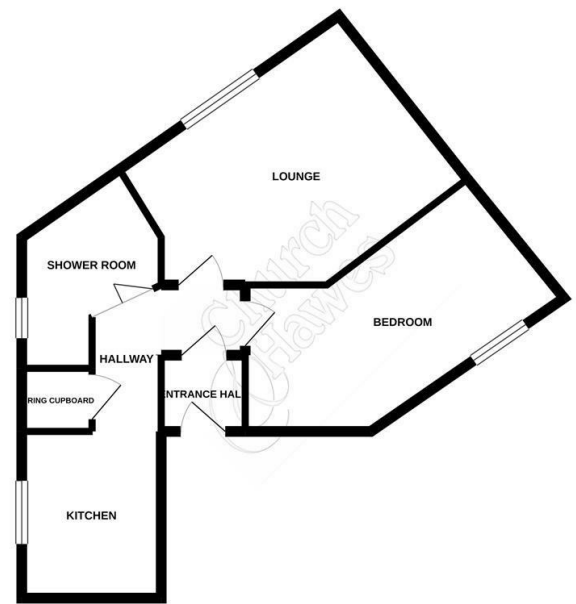
The property benefits from ALLOCATED PARKING for one vehicle in addition, visitor parking permit, COMMUNAL GARDENS and bin storage.

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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of this document. 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 is to their operability or efficiency can be given.
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