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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 14 Haltwhistle Road, South Woodham Ferrers, Essex CM3 5ZF Price £144,000

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 directly outside the flat 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 directly outside the flat for one vehicle in addition, visitor parking permit, COMMUNAL GARDENS and bin storage.

AGENTS NOTE

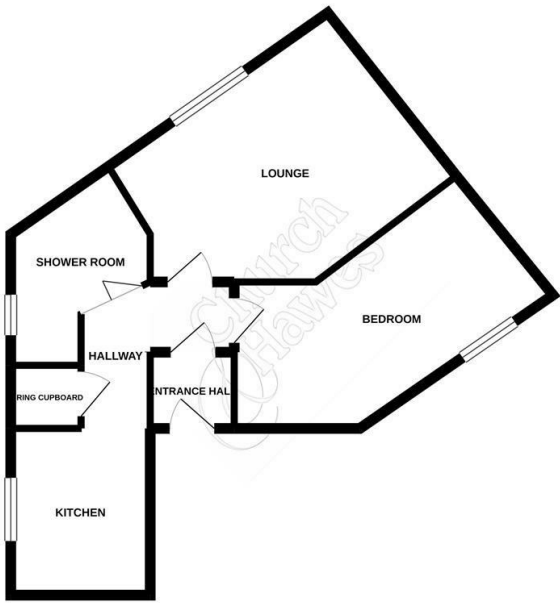
Agents Note & Money Laundering & Referrals

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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information 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 given as to their operability or efficiency at any given time.  
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