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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



126 Tylers Ride, South Woodham Ferrers, Essex CM3 5ZT Price £145,000

Spacious one bedroom top floor apartment 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 lounge, fitted kitchen, bedroom with fitted wardrobes and re-fitted shower room. Shared facilities include, ground floor residents lounge with regularly organised social gatherings, kitchen, quiet room, communal laundry room, in house manager, 24 hour care-line and security entry phone system. Offered for sale with no onward chain. Call now to arrange an accompanied viewing. LEASEHOLD 101 YEARS REMAINING. EPC RATING C. Service Charge £3,302. Ground Rent TBC. Council tax band B.



ACCOMODATION

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 quite/function room, passenger lift to all floors.

THIRD FLOOR

Communal hallway leading to entrance door giving access to:-

HALLWAY

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

SHOWER ROOM

Coved cornice to smooth plaster ceiling, extractor fan, wall mounted electric fan heater, electric towel rail, three piece re-fitted white suite comprising, low level w.c, wash hand basin inset to vanity unit, with combined light and shaver point over, walk in shower cubicle with glazed screen and door, fully tiled to visible walls.

BEDROOM 12'3 x 9'1 (3.73m x 2.77m)

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

LOUNGE 17'6 x 10'2 (5.33m x 3.10m)

PVCu double glazed window to front, coved cornice to smooth plaster ceiling, wall mounted storage heater, feature fire place with raised hearth and dispaly mantle over, inset stainless steel pebble electric heater, television and telephone point, fitted carpet, double doors to:-

KITCHEN 7'7 x 7'3 (2.31m x 2.21m)

Sealed unit PVCu double glazed window to front, 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 sink unit and mixer tap, inset four ring electric hob, extractor hood over, space for fridge & freezer, floor to ceiling unit housing electric fan oven, tiled splashbacks to work surface.

OUTSIDE

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

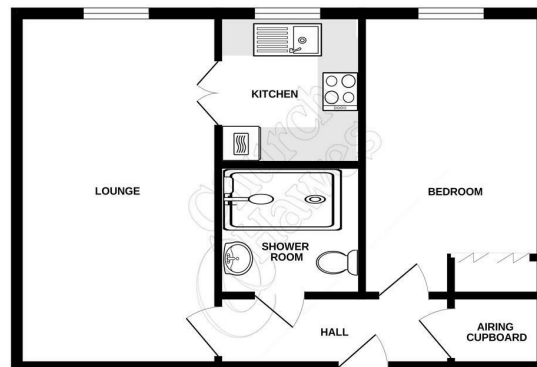
AGENTS NOTE

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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, corridors, rooms and the plot area are approximate and no responsibility is taken for any discrepancies between the floorplan and the actual property. The services, systems and appliances shown have not been tested and no guarantee is given in respect of efficiency or life span.
Made with floorplan 12/2024

