

www.churchandhawes.com  
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



## 33 Tallow Gate, South Woodham Ferrers, CM3 5RX Price £200,000

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. Conveniently situated just a stones throw from the town centre, yet still easily accessible to the local rail station this spacious ground floor 2 bedroom apartment boasts fitted wardrobes to the master bedroom, bathroom with white suite, a very large dual aspect l-shape lounge diner, with fitted kitchen adjoining, all with PVCu windows and electric heaters. Externally there are neat communal gardens, enclosed storage areas and electric gated access to the allocated carport courtyard. Whether you are starting out or slowing down on the property ladder this is great opportunity not to be missed. Tenure: Leasehold, (the owner is currently investigating a lease renewal with the freeholder, details to follow) Ground Rent: £100.00pa. Service/Maintenance charge: £1200.00pa. C/Tax Band: B.



## ACCOMODATION

Security phone entry system, door to:

## COMMUNAL HALLWAY

Entrance door to:

## HALLWAY

Textured and covered ceiling, electric convector radiator, airing cupboard, security phone entrance control unit/handset, doors to:

## BEDROOM 1 11'1 x 11 (3.38m x 3.35m)

2 PVCu sealed unit double glazed windows to rear textured and covered ceiling, electric convector radiator, fitted wardrobes to one wall.

## BEDROOM 2 11'3 x 7'7 (3.43m x 2.31m)

PVCu sealed unit double glazed window to rear textured and covered ceiling, electric convector radiator.

## BATHROOM

Textured ceiling, extractor fan, fan assisted warm air heater, electric shaver point and light, white suite comprising: Low level WC, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment, tiling to most walls and visible floor.

## LOUNGE 19 x 17'6 < 11'3 (5.79m x 5.33m < 3.43m)

PVCu sealed unit double glazed window to front and side, textured and covered ceiling, convector radiator, feature fire place, TV point, arch to:

## KITCHEN 8'3 x 7'3 (2.51m x 2.21m)

PVCu sealed unit double glazed window to side, textured and covered ceiling, re-fitted kitchen in a colonial style comprising: Stainless steel single drainer one and a half bowl sink unit plus mixer taps inset to work surface, cupboard, storage space under, adjacent work surface, drawers and cupboard under, further work surface with inset 4 ring ceramic hob, oven under, concealed extractor fan over, 6 wall cupboards, tiled splash backs to work surfaces.

## OUTSIDE

## COMMUNAL GARDENS

## ENCLOSED BIN STORE

## CARPORT

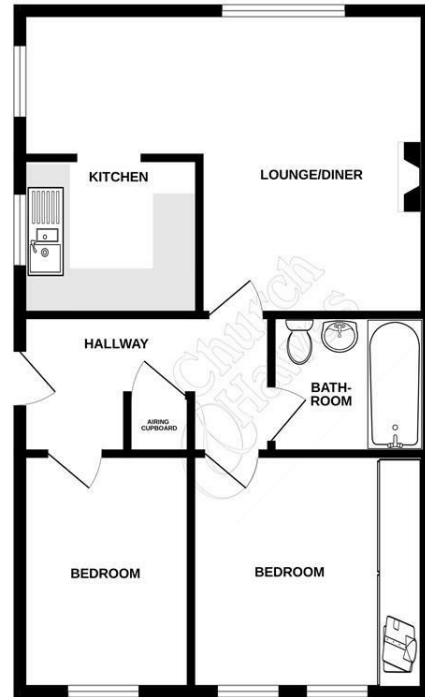
Electric gated access leading to courtyard and carport.

## 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



Whilst 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, 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 responsibility of efficiency can be given.  
Made with MemoPro ©2024

