



## 1 Tallow Gate, South Woodham Ferrers, CM3 5RX Price £220,000

Situated within a gated community just a short walk from the town centre, whilst still being convenient for the train station. This ground floor two bedroom apartment features a triple aspect lounge filled with natural light, modern open plan fitted kitchen, modern shower room, PVCu double glazed windows, and PVCu double glazed French doors leading out to own patio area. Other features include security entry phone system, landscaped communal gardens plus allocated car port parking accessed via electronically operated gates. PLEASE NOTE THE VENDOR IS IN THE PROCESS OF EXTENDING THE LEASE TO PROVIDE A LEASEHOLD TERM OF 182 years remaining. service charge £1,200p.a. Ground rent NIL. EPC rating D Council tax band B



## ACCOMODATION

Private access via wrought iron gate leading to communal gardens, glazed communal entrance door with security entrance phone, leading into tiled communal hall way.

## ENTRANCE HALL

Entered via solid door leading into hall, engineered Oak wood flooring, wall mounted heater, PVCu double glazed window to side elevation, built-in airing cupboard housing hot water cylinder, entry phone handset, doors to all rooms.

## BEDROOM ONE 11'1 x 9'7 (3.38m x 2.92m)

PVCu double glazed window to front elevation, fitted wardrobes to one wall incorporating dressing table, coved to ceiling.

## BEDROOM TWO 8'4 x 8 (2.54m x 2.44m)

PVCu double glazed window to rear elevation, coved to ceiling.

## SHOWER ROOM

Three piece white suite comprising Quadrant shower unit with glazed screen doors, wall hung wash hand basin with cupboards under, low level w.c, extractor fan, fully tiled to walls and floor

## LOUNGE 16'9 x 9'9 (5.11m x 2.97m)

Bright and airy triple room with two PVCu double glazed windows to both side and rear elevations, further PVCu double glazed French style doors leading out to patio area, open plan to kitchen.

## KITCHEN 10 x 7'1 (3.05m x 2.16m)

PVCu double glazed window to front elevation, generously fitted with a range of white high gloss eye and base level units, co ordinating laminate work surfaces with inset stainless steel single drainer sink unit, mixer tap, integrated electric oven, inset electric hob with concealed extractor hood, plumbing for washing machine, space for fridge and freezer. ceramic tiled floor.

## EXTERIOR

Enclosed patio area, leading onto the landscaped communal gardens.

## CAR PORT

Allocated car port parking, behind electronically operated double gates.

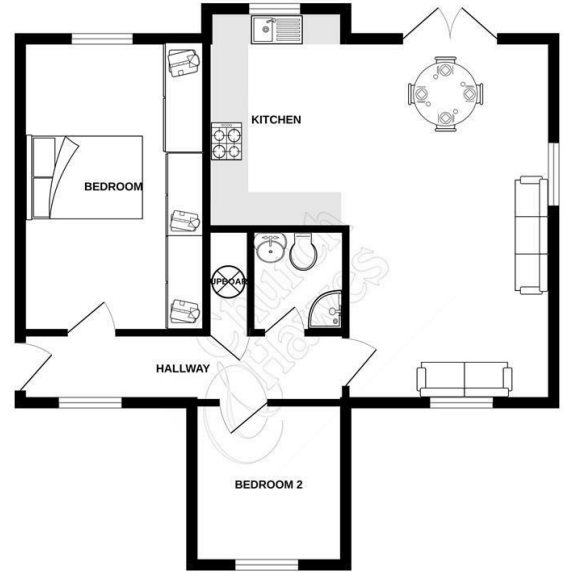
## AGENTS NOTES

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

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm

GROUND FLOOR



TWO BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of the actual property, the floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox (2024)

