

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



## 107 Gandalfs Ride, South Woodham Ferrers, Essex CM3 5WS Price £175,000

Delightful one bedroom first floor apartment set within a modern purpose built development conveniently situated close to shops and amenities. Featuring a good size dual aspect lounge with French style doors to balconette, fitted kitchen with recently installed oven & hob to remain, modern replacement white bathroom suite. Externally the property benefits from having landscaped communal gardens and allocated car parking. Ideal first time purchase or buy to let investment opportunity. Leasehold 162 years remaining. Service charge £1,692.00 pa. Ground Rent peppercorn. EPC rating C Council tax band A





## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Entered via part glazed door into communal hallway, further door out to gardens and car parking, stairs to first and second floors.

### ENTRANCE HALL

Entered via solid door into entrance hall, entry phone handset, wall mounted heater, doors to all rooms.

### BEDROOM 11'9 x 8'2 (3.58m x 2.49m)

PVCu double glazed window to side elevation, coved to ceiling

### BATHROOM

Three piece white replacement suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c, majority tiled to walls, built in airing cupboard, wall mounted heater, extractor fan.

### LOUNGE 14'1 x 13'3 (4.29m x 4.04m)

Dual aspect room with two PVCu double glazed windows to front and side elevations, two sets of PVCu double glazed double doors to front and side elevations, electric feature fireplace coved to textured ceiling, door leading to kitchen.

### KITCHEN 9'4 x 6'5 (2.84m x 1.96m)

Fitted with a range of white eye and base level units, laminate work surfaces, inset stainless steel single drainer sink unit with mixer tap, integrated electric oven with hob, plumbing for washing machine, PVCu double glazed window to front elevation, ceramic tiled floor, coved cornice to ceiling.

## EXTERIOR

### COMMUNAL GARDEN

Mainly laid to lawn, with perimeter brick wall leading out to parking area.

### 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**

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



Total area: approx. 434.8 sq. feet

Produced by Property Trader 01245 323355. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements. Plan produced using PlanUp.

