



## 130 Tylers Ride, South Woodham Ferrers, CM3 5ZT Price £110,000

Beautifully presented top floor one bedroom retirement apartment served by a lift overlooking the communal garden, situated within this popular McCarthy & Stone retirement development for the over 60's Centrally located within the town of South Woodham Ferrers this apartment offers a good size lounge with feature fireplace, fitted kitchen with appliance to remain, bedroom with fitted wardrobes and chests of drawers, shower room, ground floor residents lounge with social gatherings organised daily, a communal laundry room, in house manager, guest suite available to hire for family visits, 24 hour care-line, passenger lift and security entry phone system. Offered for sale with no onward chain. EPC: B. Leasehold 107 years remaining Council tax band B. Ground rent £460 p.a Service charge £3,453p.a. NO CHAIN SALE.



## ACCOMMODATION

### 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 function room, passenger lift to all floors.

### TOP FLOOR (Third Floor)

Communal hallway leading timber entrance door giving access to:-

#### ENTRANCE HALL

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

#### SHOWER ROOM

Smooth plaster and coved ceiling, heated towel rail, White suite comprising large enclosed shower cubicle, glazed screen doors, wash hand basin with cupboard under, low level w.c, fully tiled to visible walls, extractor fan, care line alarm button.

#### BEDROOM 17'3 x 9'1 (5.26m 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 cantilever sliding doors, fitted chest of drawers, care line alarm pull cord, fitted carpet.

#### LOUNGE 22'9 x 10'7 (6.93m x 3.23m)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, wall mounted storage heater, feature fireplace with inset electric fire, television and telephone point, fitted carpet, care line alarm pull cord, double doors to:-

#### KITCHEN 8'9 x 7'7 (2.67m x 2.31m)

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 and mixer tap, inset four ring ceramic electric hob, extractor hood over, freestanding fridge & freezer to remain, electric fan oven, tiled splashbacks to work surfaces. Care line alarm pull cord.

#### OUTSIDE

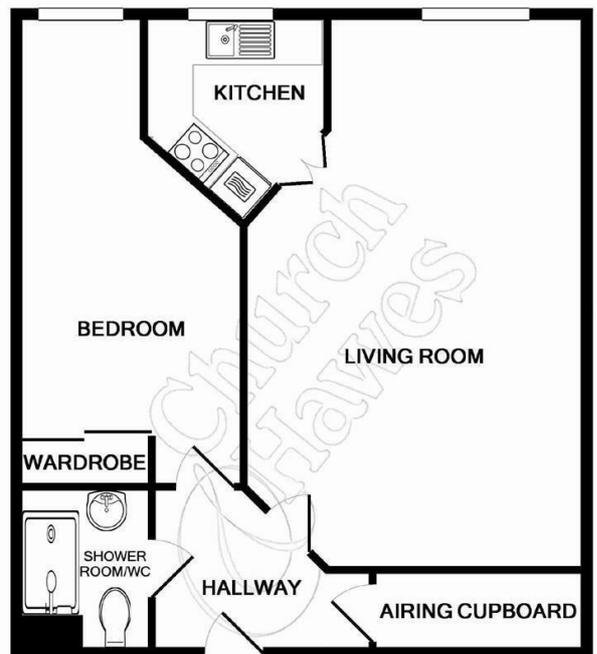
Landscaped communal gardens, mobility scooter charging and parking area, limited residence parking.

#### 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given  
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