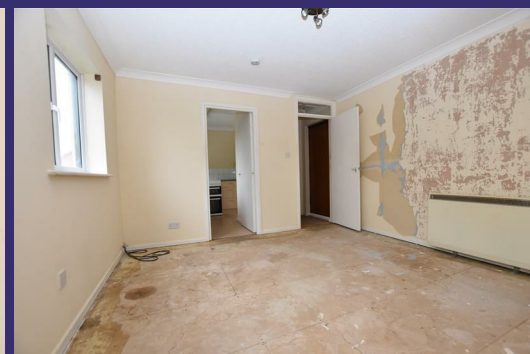




98 Hallowell Down, South Woodham Ferrers, CM3 5GZ Open to offers £100,000

CASH BUYERS ONLY DUE TO THE LEASE HAVING APX 63 YEARS REMAINING. 1 bedroom studio apartment situated on the first floor in a block of just 4 flats, PVCu windows, bathroom with white suite, fitted kitchen, living room, bedroom, externally there are enclosed communal gardens and allocated parking. Conveniently located for the town centre and shopping facilities yet still accessible to the local rail station. Tenure: Leasehold. Lease: Apx 63 Years Remaining. Ground Rent £108.00 pa. Service Charge: Apx £1300.00 pa. Council Tax Band: A. EPC: Band D. CASH BUYERS ONLY. PLEASE STUDY THE PHOTOGRAPHS CAREFULLY AS THEY ARE AN INDICATION OF THE PROPERTIES CONDITION.



ACCOMMODATION

FIRST FLOOR APARTMENT

COMMUNAL HALLWAY

Ground floor entrance door to communal hall, stairs rise to first floor landing, entrance door to:

HALL

Textured and covered ceiling, loft space access, double airing cupboard, door to bathroom and living room.

BATHROOM

Textured and covered ceiling, extractor fan, wall mounted fan assisted heater, white suite comprising: Low level WC, pedestal wash hand basin, bath with electric shower over and glazed shower screen, tiled to shower area remainder half tiled to visible walls.

LIVING ROOM 11'5 x 11'5 (3.48m x 3.48m)

2 PVCu sealed unit double glazed windows to front, textured and covered ceiling, storage radiator, access to bedroom and door to kitchen.

KITCHEN 9'7 x 6 max (2.92m x 1.83m max)

PVCu sealed unit double glazed windows to front, textured and covered ceiling, fitted kitchen comprising: single drainer stainless steel sink unit with mixer taps, cupboards under, work surfaces with space for washing machine and fridge under, space for cooker, base drawer unit, 3 wall cupboards, tiled splash backs.

BEDROOM 13'7 x 6'5 (4.14m x 1.98m)

PVCu sealed unit double glazed windows to side, textured and covered ceiling,

OUTSIDE

COMMUNAL GARDENS

PARKING

AGENTS NOTE

WE HAVE BEEN UNABLE TO TEST ANY ELECTRICAL APPLIANCES DUE TO THE POWER BEING OFF.

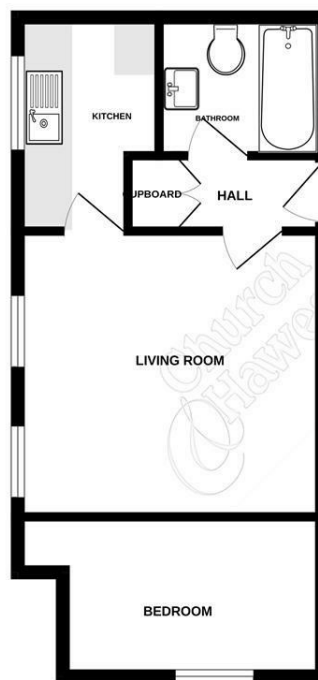
AGENTS NOTE 2

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 01245 329429

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

FIRST 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 operability or efficiency can be given.
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