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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



58 Tylers Ride, South Woodham Ferrers, CM3 5ZT Price £135,000

First floor one bedroom apartment situated within this ever popular McCarthy & Stone residential development. Situated within the heart of South Woodham Ferrers with shops and amenities close to hand, this particular apartment features a spacious lounge, modern fitted kitchen, good size bedroom with built in wardrobes, PVCu double glazing and electric heating. In addition the development provides an in house care manager, 24 hr careline, communal lounge with daily activities, laundry room, passenger lift and landscaped communal garden. Leasehold 108 years remaining. council tax band B. service charge TBC, Ground rent TBC



HALLWAY

Coved cornice to smooth plaster ceiling, fitted carpet, security entry phone handset, airing cupboard housing water cylinder, fuse box, doors to: -

LOUNGE 20 x 10 (6.10m x 3.05m)

PVCu double glazed window to rear elevation, wall mounted feature fire place, coved to smooth ceiling, double doors leading to kitchen.

KITCHEN 7'10 x 7'7 (2.39m x 2.31m)

PVCu double glazed window to rear elevation, fitted with a range of eye and base level units with co ordinating laminate work surfaces, inset electric hob with extractor hood over, integrated electric oven, inset sink unit with mixer tap, space for fridge and freezer.

BEDROOM 17'3 x 9'3 (5.26m x 2.82m)

PVCu double glazed window to rear elevation, built in double wardrobe with mirror doors, wall mounted electric heater, coved to smooth ceiling.

BATHROOM

Fully tiled to walls, panel enclosed bath, with shower over, wash hand basin with cupboard under, low level w.c, extractor fan, wall mounted heater.

COMUNAL LOUNGE

Resident communal lounge with kitchen, and house keepers office.

LAUNDRY ROOM

Three washing machines and three tumble dryers

RESIDENTS "QUIET ROOM"

Further room available which can be used for functions.

COMUNAL GARDENS

Communal gardens and sitting areas.

RESIDENTS PARKING

Car and buggy parking.

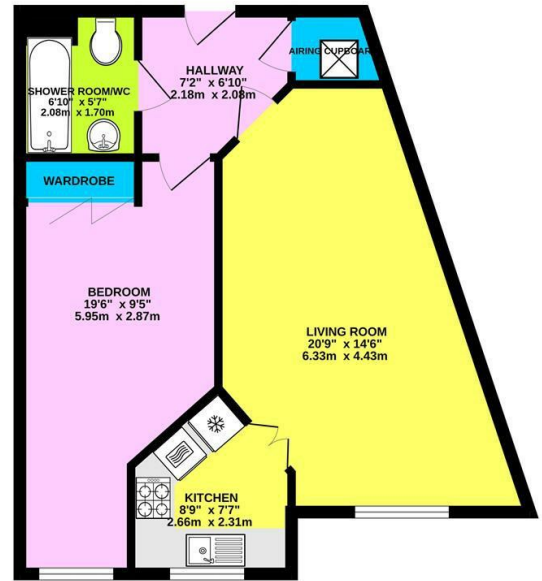
AGENTS NOTE

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 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.

GROUND FLOOR



While 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, fixtures and fittings shown have not been tested and no guarantee as to their operation or condition can be given. Made with Meropix 02024

