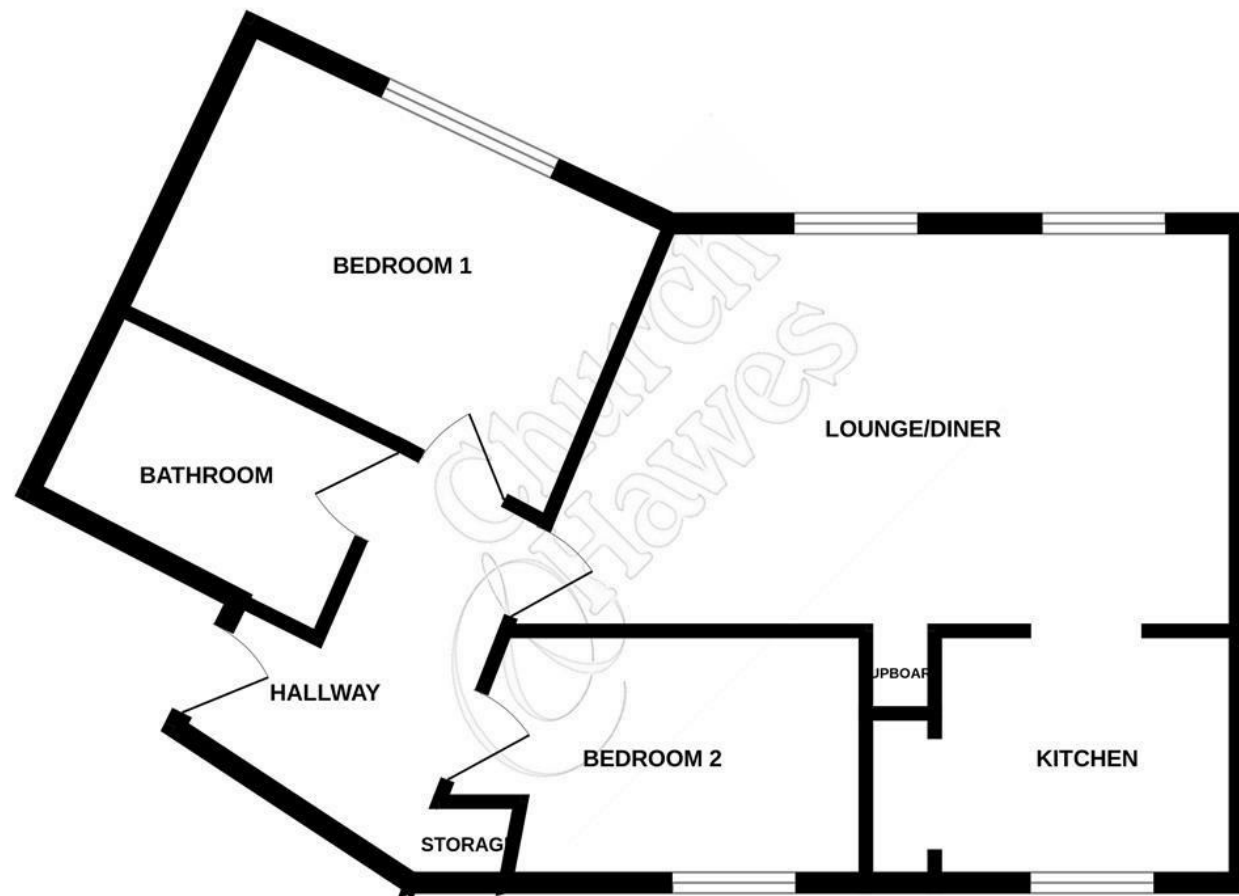
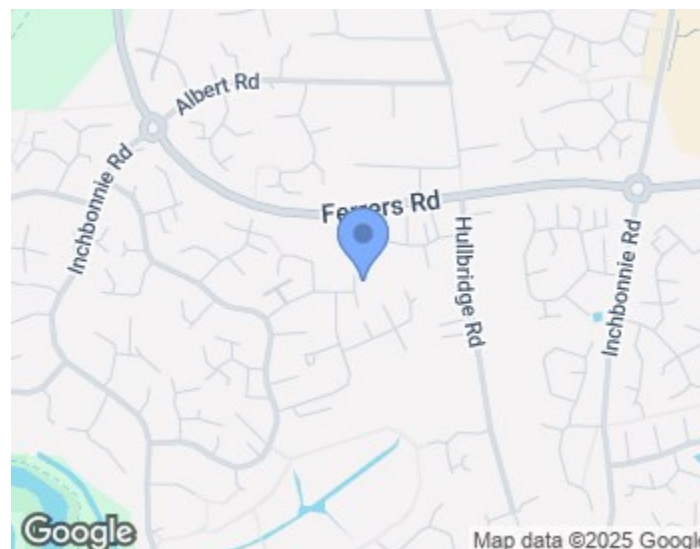
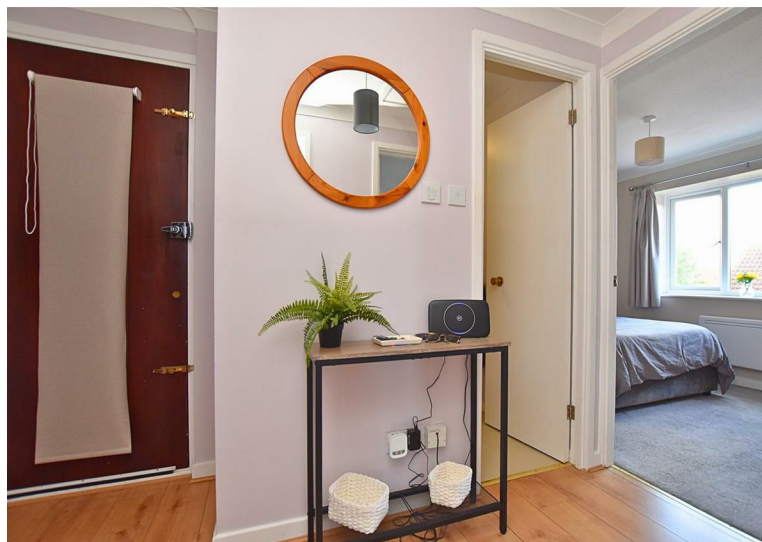


2ND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.  
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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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 57 Bucklebury Heath, South Woodham Ferrers, CM3 5ZU

Presented with NO ONWARD CHAIN, this spacious second-floor flat is presented to an excellent standard for first time buyers or downsizers alike. The property is ideally located for commuters being within a miles walk of the town centre and train station. Internally the property has been vastly improved. Step inside to find an inviting entrance hall leading to a vast, boarded loft, a modern, white fitted kitchen adorned with high-gloss white cabinets, striking countertops, and appliances including an oven, hob and extractor fan. The 19ft lounge/diner has a double aspect and can easily accommodate a variety of furniture. The bedrooms are also an impressive size and offers flexibility in terms of relaxing, resting and home working. The contemporary bathroom boasts a white suite with a bath, overhead shower, and sleek glass screen, complemented by a classic pedestal sink and WC. Outside, the property offers well kept communal gardens, designated parking space and visitors parking. With a long lease of 160 years, a ground rent of just £120 per annum, and maintenance at £1592.40, this flat is an excellent find. The Owners also advise that the majority of furniture/fittings can be included in the sale. Tenure: Leasehold - Council Tax Band: B

**£210,000**



Accommodation

Communal Entry Door

SECOND FLOOR

Hallway

Lounge/Diner: 19'8 max x 10'11 (5.99m max x 3.33m)

Kitchen: 8'2 x 6'9 (2.49m x 2.06m)

Bedroom One: 12'10 x 8'5 (3.91m x 2.57m)

Bedroom Two: 12'2 x 6'9 (3.71m x 2.06m)

Three Piece Bathroom

Exterior

Allocated Parking

Communal Gardens

**Agents Note:**  
The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the

local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

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.

- Presented with NO ONWARD CHAIN
- 19ft Lounge/Diner
- Modern, White Fitted Kitchen
- Two Well Proportioned Bedrooms
- Contemporary Three Piece Bathroom Suite
- Allocated Parking
- Ample Loft Storage
- Walking Distance of Town Centre and Station
- Well Kept Communal Gardens
- Leasehold Tenure - 160 Years Remaining

