

[www.churchandhawes.com](http://www.churchandhawes.com)

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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 32 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX

### £170,000

A beautifully presented first floor flat, set within a well kept private development with the added advantage of its own allocated carport. The current owner has upgraded this property from the electrics through to the modern fitted kitchen. The property is located within central South Woodham Ferrers offering easy access to the town centre and within walking distance of the train station. As a further incentive, the current lease term is 87 years, however the vendor has instructed the management company to extend the lease to 125 years assuming the asking price is achieved. Tenure: Leasehold - Service charge and ground rent £145 per calendar month - Council Tax Band - B - EPC: C





## Accommodation

Communal Door with Entryphone System

Personal Entry Door

Hallway

Lounge/Diner: 15'10 x 15'2 (4.83m x 4.62m)

Kitchen: 7' x 6' (2.13m x 1.83m)

Bedroom: 10'10 x 8'5 (3.30m x 2.57m)

Three Piece Bathroom

Allocated Carport

Communal Gardens

### Agents Note:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

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.

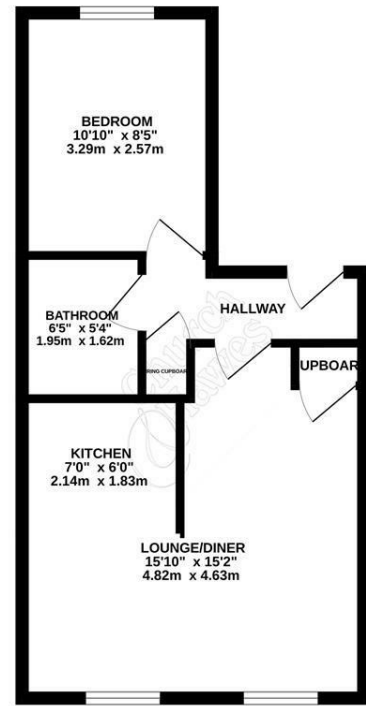
Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities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

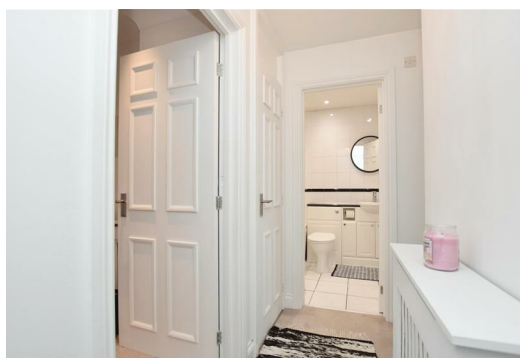
**VIEWING** - By appointment with the Vendor's Agents **CHURCH & HAWES** 01245 329429

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

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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COVERING MID ESSEX TO THE EAST COAST SINCE 1977