

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

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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 74 Tylers Ride, South Woodham Ferrers, Essex CM3 5ZT

### Price £99,000

NO CHAIN SALE. Well presented one bedroom, first floor, apartment overlooking the communal gardens, located within this popular McCarthy & Stone retirement development within the heart of South Woodham Ferrers, local shops and amenities close to hand. Features include good size lounge, fitted kitchen with appliances, main bedroom with fitted wardrobes and shower room, security phone entry system and careline alarm system within the flat, the Communal facilities include passenger lift, in house manager. communal lounge, quiet room, kitchen, laundry room and gardens, guest room available to rent for family visits. Over 60's Development. Tenure: Leasehold unexpired term apx: 105 years remaining. Ground Rent apx: £400.00 pa. Service charge apx: £3,3310.00 pa Council tax band: B. EPC rating: B





ACCOMMADATION

Entrance to the development is via the entry phone controlled main door leading to: Communal lounge with stairs and a lift rising to all floors, doors to:

HALL

Coved cornice to smooth plaster ceiling, walk in airing cupboard, doors to:

BEDROOM

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, economy seven radiator, built-in mirror fronted wardrobes, careline alarm cord.

SHOWER ROOM

Coved cornice to smooth plaster ceiling with extractor fan, fan assisted heater, light and shaver point, white vanity wash hand basin, low level w.c., walk-in shower with glazed shower and door, tiled to visible walls, heated towel rail.

LOUNGE 17' x 18'1<6' (5.18m x 5.51m<1.83m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, economy seven radiator, TV point, feature fireplace with raised hearth and display mantel over, inset electric fire, careline alarm cord double doors to: -

KITCHEN 9'6" x 7'7" (2.90m x 2.31m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, fan assisted heater, fitted kitchen comprising single drainer stainless steel sink unit with mixer tap inset to worksurface with cupboard and storage space under with freezer, adjacent work surface, inset four ring electric hob with extractor fan over, drawers and cupboards and storage space under with fridge, triple base and drawer unit, floor to ceiling unit with electric oven, seven wall cupboards, tiled splashbacks, careline alarm cord.

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.

COMMUNAL LOUNGE

Communal lounge giving lead to stairs and a lift rising to all floors, doors to:

LAUNDRY ROOM

Laundry room with washing machines and tumble dryers.

COMMUNAL KITCHEN

Tea & Coffee making facilities and storage.

QUIET ROOM

Quiet room which can be used/hired for functions.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The drawings, figures and dimensions shown hereon are for information only and no guarantee as to their accuracy or efficiency can be given.  
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