

www.churchandhawes.com

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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



96 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX Price £155,000

To be sold with no onward chain! First floor one bedroom apartment set within the ever popular Tallow Gate development conveniently located just 5 mins from the town centre, whilst being within walking distance of the train station. Features include a bright open plan lounge/diner, fitted kitchen and modern bathroom, PVCu double glazed windows, security entry phone system, well kept communal gardens plus the added advantage of its own allocated car port with addition visitors parking. Our vendor is in the process of extending the lease to 125 years. Service charge £145 per month, council tax band B. EPC rating C.



GROUND FLOOR

Entered via secure door with entry phone system, leading into well maintained communal hallway, stairs rising to first floor

ENTRANCE HALL

Entered via solid door into entrance hall, security entry phone handset, built in airing cupboard, doors to all rooms

BEDROOM 10'8 x 8'5 (3.25m x 2.57m)

PVCu double glazed window to front elevation.

BATHROOM

White suite comprising panelled enclosed bath with electric shower over, pedestal wash hand basin, low level w.c, fully tiled to bath area, laminate flooring, extractor fan.

LOUNGE 15'10 x 7'7 (4.83m x 2.31m)

PVCu double glazed window to rear elevation, wall mounted electric heater, archway leading to kitchen/diner

KITCHEN/DINER 13'4 x 7'2 (4.06m x 2.18m)

PVCu double glazed window to rear elevation, wall mounted heater, wall mounted eye and base level units with co ordinating laminate work surfaces, inset stainless steel single drainer sink unit, inset halogen hob with extractor hood over, integrated electric oven. plumbing for washing machine, space for fridge freezer.

EXTERIOR

COMUNAL GARDENS

Extensive well maintained lawns and flower beds

CAR PORT

Allocated covered car port parking, plus addition visitor parking

AGENTS NOTES

Agents Note & Money Laundering & Referrals

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 themselves 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

FIRST FLOOR



ONE BEDROOM APARTMENT

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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