

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

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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 50 Bucklebury Heath, South Woodham Ferrers, Essex CM3 5ZU

### Guide price £165,000

TO BE SOLD WITH NO ONWARD CHAIN OF SALES. Ground floor 1 bedroom apartment situated in a purpose built development constructed in the mid 80's by messrs DL & P Luck. The spacious accommodation offers a dual aspect lounge, 'Pear wood' style kitchen, wet room, large hallway and good size bedroom, all with PVCu double glazed windows and electric heaters, externally there are communal gardens and allocated parking with additional visitors parking. Council Tax Band: A. EPC Rating D. Ground Rent Apx £120.00 pa. Service Charge Apx £1300.00 pa. Unexpired Lease Term 161 year apx. MUST BE SEEN. IDEAL FIRST PURCHASE, INVESTMENT, BUY TO LET OR RETIREMENT OPPORTUNITY.

Please note, library photos have been used.





ACCOMMODATION

COMMUNAL ENTRANCE HALL

Door to communal hallway, entrance door to:

HALLWAY

2 PVCu sealed unit double glazed windows rear, textured ceiling, E7 radiator, doors to:

BEDROOM 14'3 x 8'5 (4.34m x 2.57m)

PVCu sealed unit double glazed windows front, textured ceiling, convector radiator,

WET ROOM

Textured Ceiling, electric fan assisted heater, extractor fan, White suite comprising: Low level WC, pedestal wash hand basin, electric wall mounted Mira Shower, apx 2/3 tiled walls and sealed floor.

LOUNGE 17'10 x 9'1 (5.44m x 2.77m)

2 PVCu sealed unit double glazed windows to front and rear, smooth plaster and coved ceiling, electric wall fire, TV point, built in storage cupboard, door to:,

KITCHEN 7'5 x 6'9 (2.26m x 2.06m)

PVCu sealed unit double glazed window to front, textured ceiling, fan assisted wall heater, 'Pear Wood' style kitchen comprising: single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard and storage space under with plumbing for washing machine, adjacent work surface with inset 4 ring ceramic hob and electric oven under, draws and cupboards, 5 wall cupboards, tiled splash backs to work surface, airing/storage cupboard.

OUTSIDE

ALLOCATED & VISITORS PARKING

COMMUNAL GARDENS

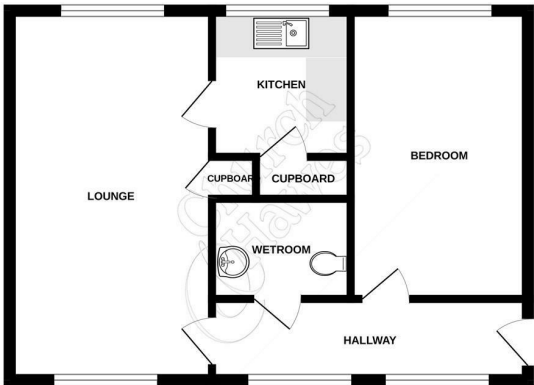
AGENTS NOTE

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 herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The seller, agents and any other person involved in the sale of the property make no guarantee as to their accuracy or efficiency and no guarantee is made without liability.

