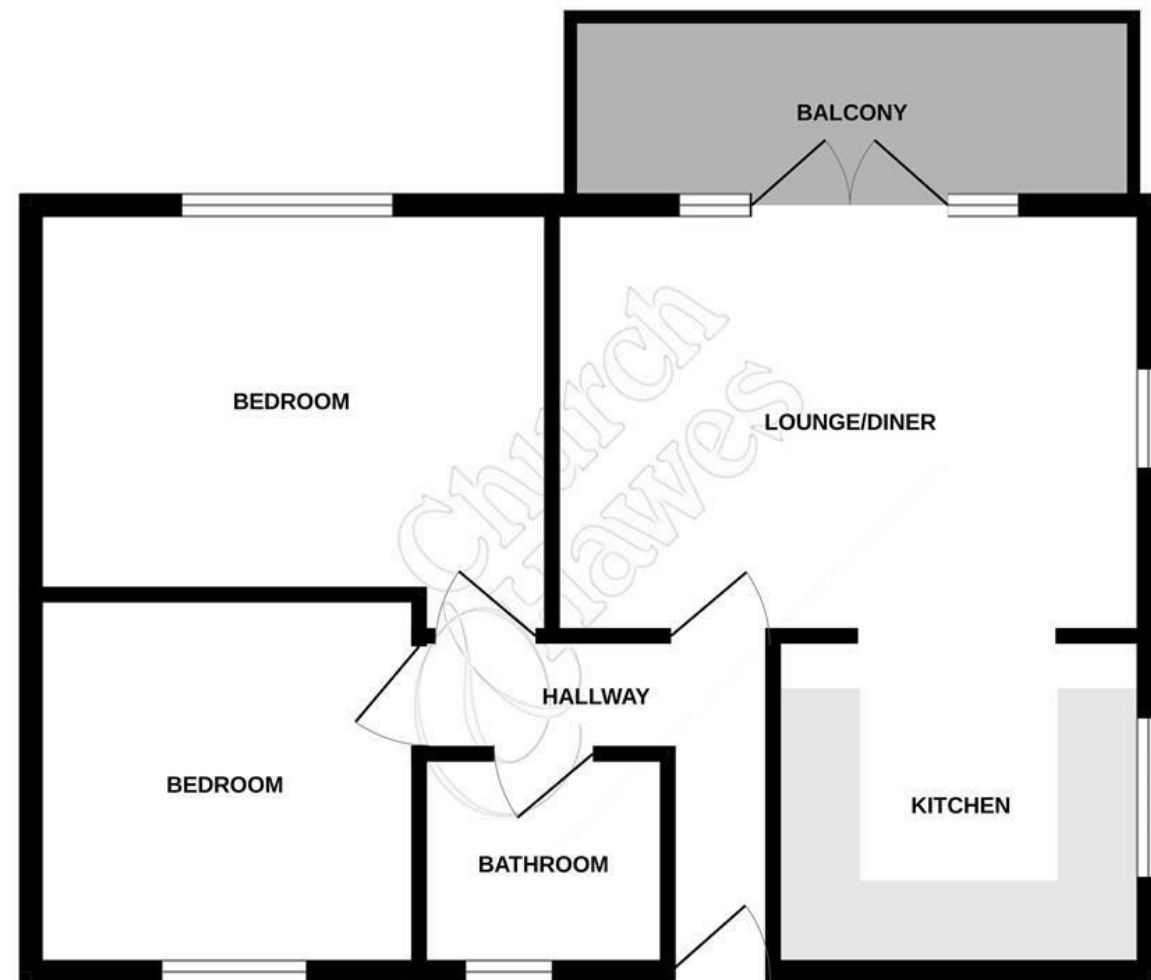
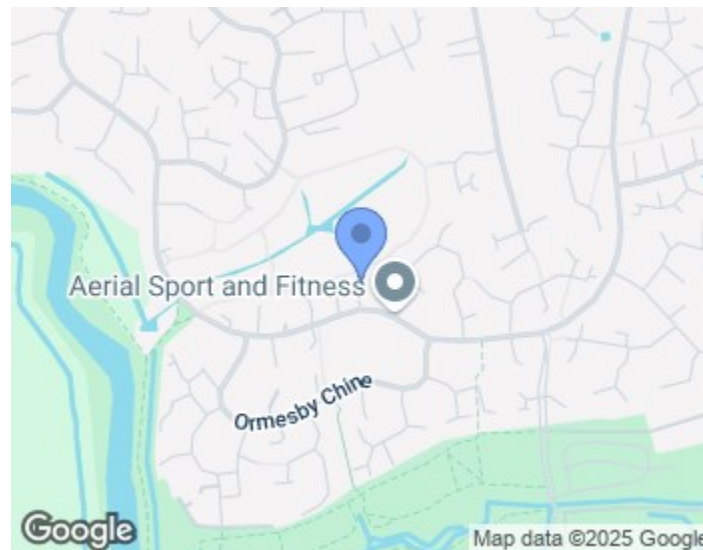


SECOND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.4 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



10 Dawberry Place, South Woodham Ferrers, CM3 5ZQ

Welcome to this charming apartment located in the desirable area of Dawberry Place, South Woodham Ferrers. This delightful property boasts two well-proportioned bedrooms and a spacious reception room. Built in 1987, this residence has been maintained to an excellent standard throughout. The good-sized lounge/diner provides a welcoming atmosphere, where you can enjoy meals or unwind after a long day. The stunning three-piece bathroom is a highlight of the property, featuring modern fixtures and a stylish design that adds a touch of luxury. One of the standout features of this apartment is the far-reaching views over a local area of natural beauty, allowing you to enjoy the surroundings from the comfort of your own balcony. Additionally, the property benefits from a secure entry phone system, providing peace of mind and added security. For those with a vehicle, allocated parking is available. This apartment is not just a home; it is a lifestyle choice, offering a blend of comfort, style, and practicality in a picturesque setting. Do not miss the opportunity to make this lovely apartment your own. Leasehold 121 years remaining. EPC rating D, Council tax band B. Service charge £1,620 p.a. Ground rent £200p.a.

£230,000

Accommodation

Communal Entry Door

SECOND FLOOR

Hallway

Lounge/Diner: 15' x 11' (4.57m x 3.35m)

Balcony

Kitchen: 9' x 8'3 (2.74m x 2.51m)

Bedroom One: 13'1 x 10'2 (3.99m x 3.10m)

Bedroom Two: 10'1 x 9'1 (3.07m x 2.77m)

Modern Bathroom

EXTERIOR

Allocated Parking

Communal Gardens

AGENTS NOTES:
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!

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.

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.

- Excellent condition throughout
- Far reaching views
- Good size lounge/diner
- Stunning three piece bathroom
- Secure entry phone system
- Allocated parking
- Two spacious bedrooms
- Modern apartment
- Close to local amenities and Marsh Farm
- Viewing recommended

