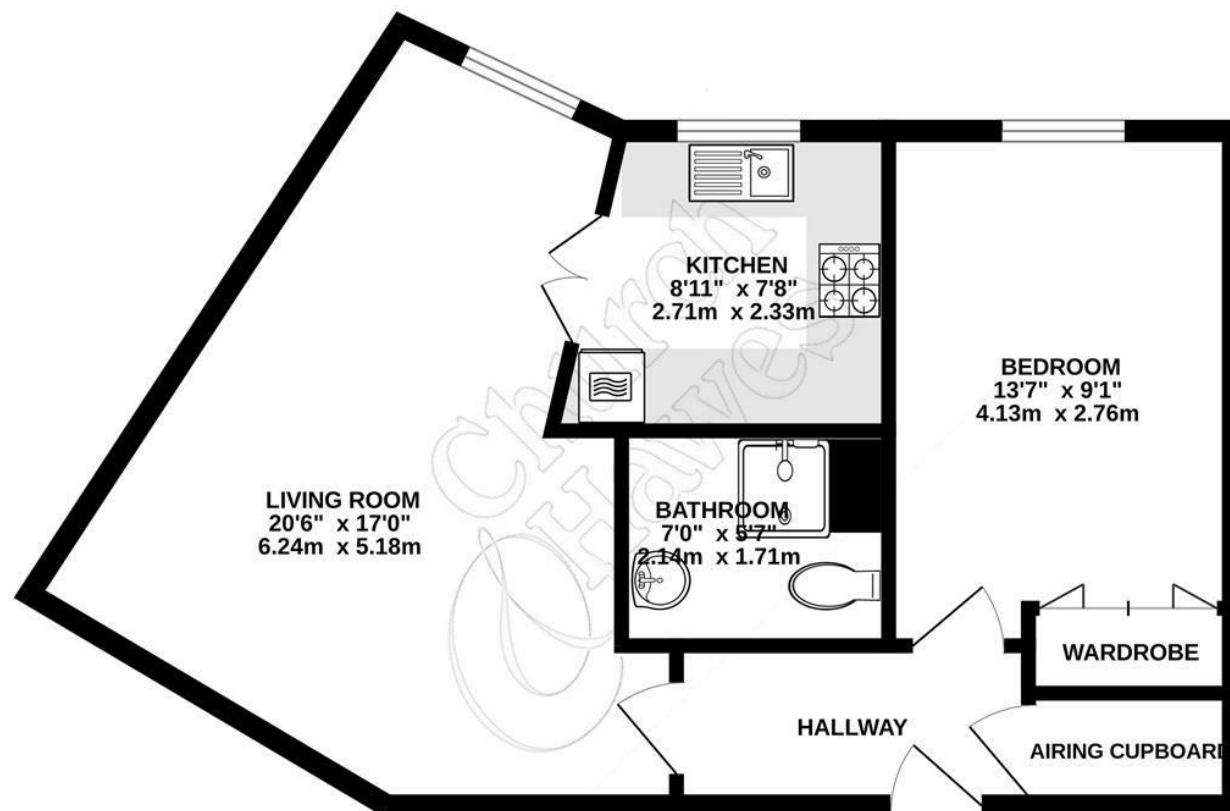
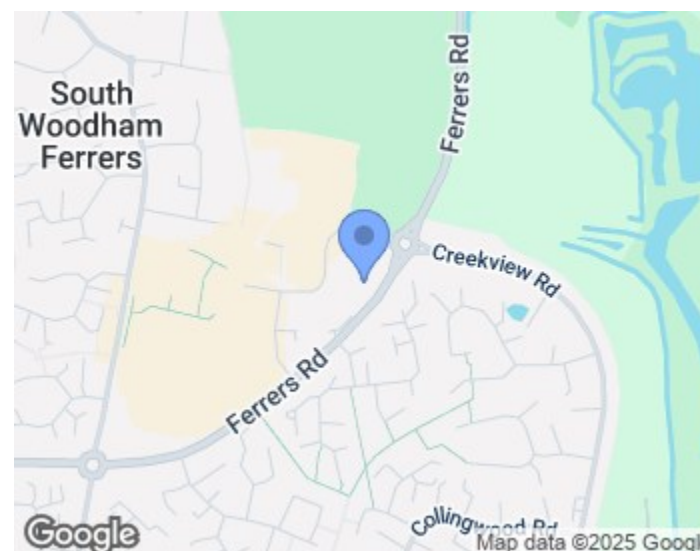


GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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



106 Tylers Ride, South Woodham Ferrers, Essex CM3 5ZT

This attractive first-floor apartment is perfectly situated in the heart of South Woodham Ferrers within a premium McCarthy & Stone retirement community. Just steps away from local shops and amenities, this home combines convenience with comfortable living. Spacious living area with natural light, modern kitchen with quality appliances, master bedroom with built-in wardrobes, accessible shower room, security phone entry system, and in-house careline alarm for peace of mind. Elevator access, resident manager, welcoming communal lounge, fully-equipped shared kitchen, laundry facilities, and beautifully maintained gardens. Designed exclusively for the over-60s, this community offers the perfect balance of independence and social connection. Tenure: Leasehold (106 years remaining), Ground Rent & Service Charge: Approximately £3,232 per annum, Council Tax Band: B, EPC Rating: TBC

£95,000

Accommodation

Entrance Hall

Shower Room and WC

Bedroom: 12'6 x 9' (3.81m x 2.74m)

Lounge: 17'10 x 11'10 red to 6'1 (5.44m x 3.61m red to 1.85m)

Kitchen: 8'10 x 7'7 (2.69m x 2.31m)

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.

- Attractive first-floor apartment in premium retirement community
- Conveniently located in the heart of SWF, near local shops and amenities
- Spacious living area complemented by a modern kitchen with quality appliances
- Master bedroom with built-in wardrobes and accessible shower room
- Security features including phone entry system and in-house careline alarm
- Development benefits include elevator, resident manager, and communal lounge
- Shared facilities including fully-equipped kitchen, laundry room, and landscaped gardens
- Exclusive over-60s community offering independence with social opportunities
- NO ONWARD CHAIN
- Tenure: Leasehold (106 years remaining), Ground Rent & Service Charge: Approximately £3,232 per annum, Council Tax Band: B, EPC Rating: TBC

