

www.churchandhawes.com

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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents



40 Abbotsleigh Road, South Woodham Ferrers, Essex CM3 5SS

Price £200,000

TO BE SOLD WITH NO ONWARD CHAIN. Two bedroom ground floor apartment which is conveniently situated for the both the town centre and local rail station. Having benefited from refurbishment internally to include, refitted White kitchen with gas cooker, refitted white bathroom suite, fitted carpets, and re-decorated throughout. Both bedrooms are a good size as is the dual aspect lounge. Further features include gas fired heating with a 'Combi' boiler, PVCu double glazed windows plus allocated parking. Tenure: Leasehold. Ground Rent : £90.00 pa. Service Charge: £1142.00 pa. EPC Rating D. Council Tax Band B. MUST BE SEEN.



ACCOMMODATION

Half obscure PVCu sealed unit double glazed doors to:

COMMUNAL HALL

Entrance door to:

HALL

Smooth plaster and coved ceiling, airing cupboard, telephone point, doors to:

MAIN BEDROOM 13'1 x 10'4 (3.99m x 3.15m)

PVCu sealed unit double glazed window to rear, radiator, smooth plaster and coved ceiling, telephone point.

BEDROOM 2 10'5 x 8'10 (3.18m x 2.69m)

PVCu sealed unit double glazed window to front, radiator, smooth plaster and coved ceiling.

LOUNGE 15'9 x 10'5 (4.80m x 3.18m)

PVCu sealed unit double glazed window to rear & side, radiator, smooth plaster and coved ceiling, TV point, telephone point.

BATHROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, heated chrome towel rail. Refitted white bathroom suite, comprising, low level WC, pedestal wash hand basin, bath with shower over, tiled to bath and shower area, remainder half tiled and tiled to visible floor.

KITCHEN 9'4 x 6'6 (2.84m x 1.98m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, refitted white kitchen units with contrasting worksurfaces comprising, single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard, storage space under and plumbing for a washing machine, 2 adjacent base and draw units form cooker recess with gas cooker to remain, 2 wall cupboards, tiled splash backs to worksurfaces, part tiled walls and tiling to visible floor. Wall mounted gas 'Combi' boiler serving heating and hot water.

OUTSIDE

COMMUNAL GARDENS

PARKING

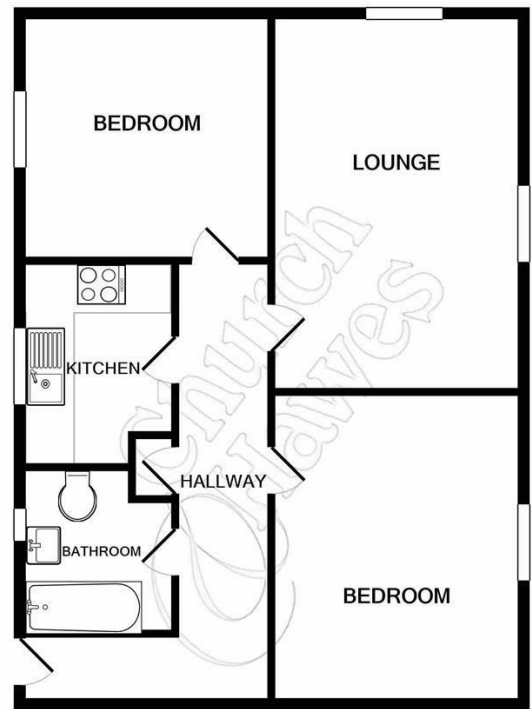
Allocated parking space.

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

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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