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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 11 Trinity Row, South Woodham Ferrers, CM3 5DE Price £267,500

A simply stunning three bedroom split level duplex apartment centrally located within the heart of South Woodham Ferrers offered for sale with No onward chain. Set over two floors this property features an impressive 22 ft x 20ft dual aspect lounge with modern open plan kitchen, large master bedroom with bespoke fitted wardrobes, modern bathroom, an abundance of built in storage cupboards, PVCu double glazed windows, security entry phone system, plus allocated car parking. An exceptional apartment that deserves a closer look.

Leasehold 107 years remaining, Council tax band D, EPC rating: C.

Our vendor advises that the ground rent and service charges are nil.





### COMMUNAL ENTRANCE HALL

Entered via solid door with security entry phone system into communal hallway, porcelain tiled floor, wall mounted private post boxes, stairs leading to all floors.

### ACCOMMODATION

Entered via solid door into spacious entrance hall, three built in stoarge cupboards, wall mounted heater, stairs to top floor, doors to bathroom, bedroom three & lounge.

### BATHROOM

Modern three piece white suite comprising enclosed bath with mixer tap & shower attachment, pedestal wash basin, low level w.c, porcelain tiling to walls and floor, chrome heated towel rail, extractor fan.

### BEDROOM THREE 16'1 x 8'10 (4.90m x 2.69m)

PVCu double glazed window to rear elevation, smooth ceiling, wall mounted electric heater.

### LOUNGE/KITCHEN 22'5 x 20'10 (6.83m x 6.35m)

An impressive dual aspect room with PVCu double glazed windows to both front & rear elevations, also PVCu double glazed French style doors to balconette, modern white high gloss eye & base level units with coordinating work surfaces, inset sink unit with mixer tap, integrated electric oven with extractor hood over, plumbing for washing machine, space for fridge freezer, freestanding central island with solid wood work surfaces, carpeted to lounge with porcelain tiling to kitchen area.

### TOP FLOOR

### BEDROOM ONE 17'2 x 12 (5.23m x 3.66m)

Velux double glazed window to front elevation, custom made built in wardrobes to one wall, wall mounted electric heater.

### BEDROOM TWO 12' x 11'10 (3.66m x 3.61m)

Double glazed Velux window to front elevation, wall mounted electric heater.

### EXTERIOR

Allocated car parking space.

### AGENTS NOTE

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.

