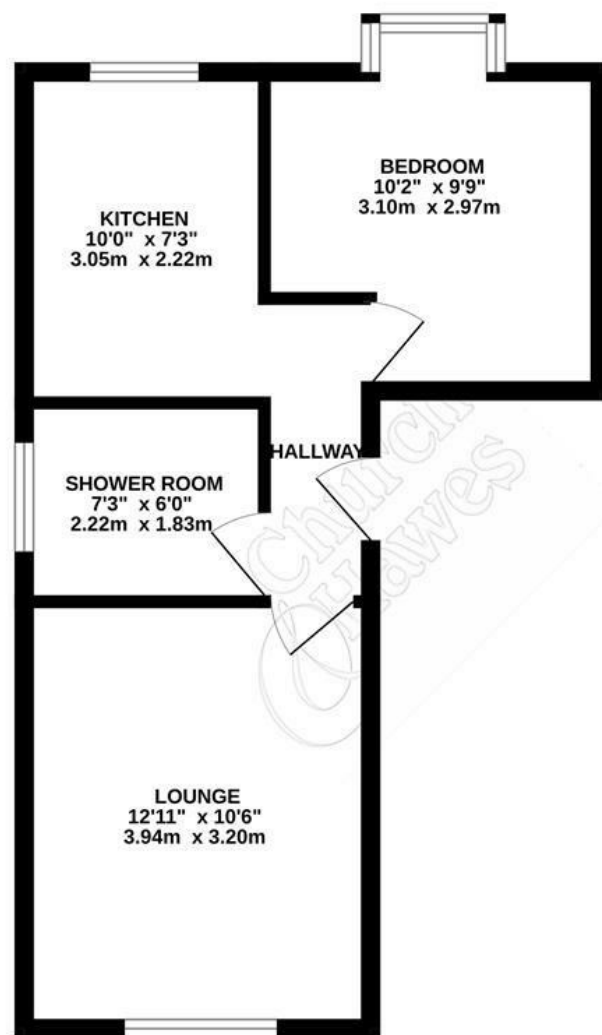
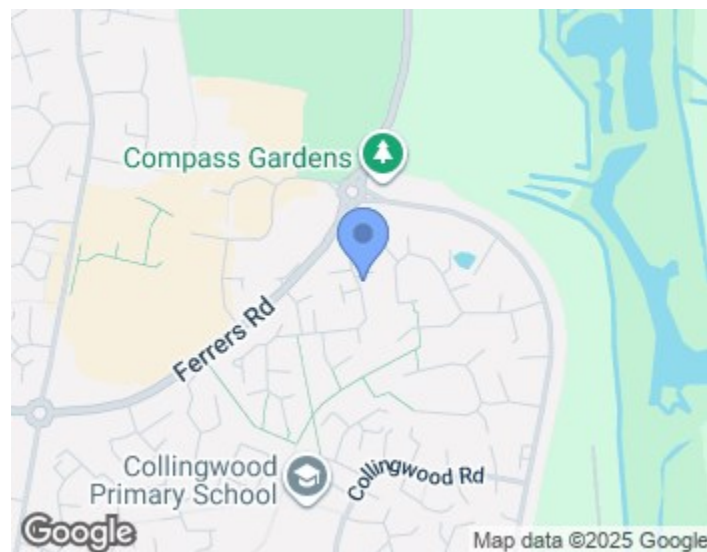


FIRST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 376 sq.ft. (35.0 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



70 Thornborough Avenue, South Woodham Ferrers, CM3 5FW

Presented to an excellent standard, this one bedroom first floor apartment is the perfect first time buyer property or for anyone looking to downsize. Modest upgrades have been made to the property making it a modern and comfortable space to be. Enhancements to the kitchen and shower room include stylish white units and exceptional double, glass surround shower cubicle. The property has allocated parking and is within easy walking distance of the town centre. With a 953 year lease, this is an ideal first home. Tenure: Leasehold - Council Tax Band: A - EPC Rating: TBC

£165,000

ACCOMMODATION

Communal entry door

Communal hallway to stairs

FIRST FLOOR

Hallway

Lounge: 12'11 x 10'6 (3.94m x 3.20m)

Kitchen: 10' x 7'3 (3.05m x 2.21m)

Bedroom: 10'2 x 9'9 (3.10m x 2.97m)

Shower Room

EXTERIOR

Communal Gardens

Allocated Parking

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.

- Exceptional Value for First-Time Buyers
- Extended 953-Year Lease
- Premium Bathroom Specification
- Contemporary Kitchen Design
- Prime Town Centre Location
- Bright and Well-Presented First-Floor Position
- Allocated Parking
- Convenient for town centre

