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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



42 Shirebourn Vale, South Woodham Ferrers, Essex CM3 5ZX Price £175,000

A beautifully presented, one bedroom ground floor apartment, set within a block of just three apartments. Features include a modern refitted high gloss cream kitchen with oven hob and extractor fan, white three piece bathroom, gas fired heating and PVCu double glazed windows and door. Externally, the property offers an enclosed shared rear garden plus CARPORT.

EPC Rating D. Council Tax Band B. Tenure Leasehold apx 165 years remaining. Ground Rent £0. Service Charge £70.00 pcm. Self managing block.



ACCOMMODATION

GROUND FLOOR APPARTMENT

Security phone entry control to communal hall, door to:

LOBBY

Textured and coved ceiling, entrance door to:

LOUNGE 14'6 x 12'8 < 8'9 (4.42m x 3.86m < 2.67m)

PVCu sealed unit double glazed door and window to front, smooth plaster and coved ceiling, radiator, walk in cupboard, display and storage cupboard, security entry phone control, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to front and side, smooth plaster ceiling, radiator, refitted White suite comprising: Low level WC, vanity wash hand basin with splash back, panel bath with mixer taps and shower attachment, tiled to visible bath and shower, shaver point, bathroom cabinet.

BEDROOM 14'6 x 6'4 (4.42m x 1.93m)

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

KITCHEN 9'7 x 6'9 (2.92m x 2.06m)

PVCu sealed unit double glazed window to side, smooth plaster and coved ceiling, wall mounted gas boiler serving hot water and heating systems. Refitted Cream high gloss kitchen comprising: Single drainer one and a half bowl sink unit with mixer taps inset to work surface with cupboards and storage space under with plumbing for washing machine, adjacent work surface with drawers and cupboards under inset 4 ring stainless steel 4 ring gas hob with stainless steel extractor fan over and oven under, 3 wall cupboards, tiled splash backs to work surface.

OUTSIDE

ENCLOSED COMMUNAL GARDEN

Patio to lawn.

CARPORT/GARAGE

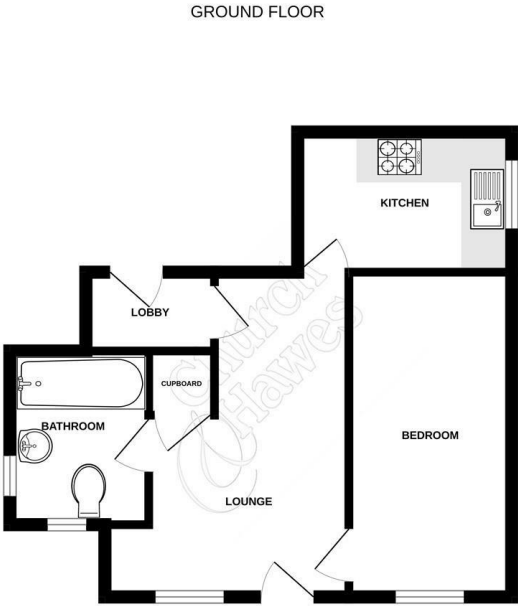
AGENTS NOTE

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, 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 on such as any prospective purchaser. The actual, various and separate views have not been taken and no guarantee is to be made of accuracy of the plan.
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