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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 64 Gandalfs Ride, South Woodham Ferrers, CM3 5WS Price £205,000

A small select development of just 6 purpose built apartments, constructed in the 80's by a local developer. Situated on the first floor of the block, the accommodation includes 2 good size bedrooms, refitted shower room with white suite, lounge and fitted Beech kitchen with integrated oven and hob. All with PVCu windows, smooth plaster ceilings and presented a high decorative standard. Externally there is an allocated carport and enclosed communal gardens. **MUST BE SEEN.** Council Tax Band: B. EPC TBA. Tenure Leasehold. 115 years remaining. Ground Rent: £250.00 pa. Service Charge: £1420.00 pa.





ACCOMMODATION

Communal entrance door with security entry system, to communal hallway, stairs rise to first floor landing, entrance door to the apartment leads to:

LOBBY

Smooth plaster ceiling, Karndean flooring, door to:

HALL

Smooth plaster and coved ceiling, electric convector heater, Karndean flooring, airing cupboard, doors to:

BEDROOM 1 10'10 x 9'7 (3.30m x 2.92m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, both built in and fitted wardrobes.

BEDROOM 2 9'7 x 8'5 (2.92m x 2.57m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, Karndean flooring, fitted wardrobes with shelving.

LOUNGE 14'8 x 10'6 (4.47m x 3.20m)

PVCu sealed unit double glazed window to from, smooth plaster and coved ceiling, Karndean flooring, TV point, arch to:

KITCHEN 8'9 x 8'8 (2.67m x 2.64m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, tiled visible floor, fitted kitchen with Beech fronted units and contrasting roll top worksurfaces, comprising: one and a half bowl white 'Franke' acrylic sink unit with mixer taps inset to work surface, glass splash back with cupboard and storage space under with plumbing for a washing machine, adjacent work surface with storage space under with plumbing for dish washer, cupboards, inset 4 ring ceramic 'induction' hob, glass splash back and electric oven under, further work surface with drawers and cupboards under, 5 wall cupboards, floor to ceiling larder cupboard, matching work surface upstands.

SHOWER ROOM

Smooth plaster ceiling, extractor fan, white suite comprising: Low level WC, vanity wash basin, walk in low lip shower tray with glazed screen and tiled walls, electric shower, tile splash backs and electric shaver socket.

OUTSIDE

CARPORT

ENCLOSED COMMUNAL GARDEN

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.

