



62 Culver Rise, South Woodham Ferrers, Essex CM3 5WG

Price £170,000

A very well presented top floor 1 bedroom lease hold apartment, conveniently situated for the town centre, yet easily accessible to the local rail station. Features include replacement PVCu windows, refitted white bathroom suite, refitted 'Shaker style' cream kitchen with oven and hob, smooth plaster ceilings and modern electric convector heaters. The accommodation includes the bedroom with 'captains bay window' and good size lounge. Externally there is allocated parking, communal gardens and security intercom access to the communal hallways. Tenure: Lease hold. Apx 950 years lease remaining. Ground rent: peppercorn. Service charge: £1661.36 pa. EPC: D. Council tax: A. GREAT FIRST PURCHASE!



ACCOMMODATION

Entrance door with intercom security entry phone system leads to communal hallway, stairs rise to second (top) floor, entrance door to:

HALL

Smooth plaster ceiling, security entry phone control, ladder accessing loft space, doors to:

BATHROOM

Smooth plaster ceiling with LED lighting, extractor fan, refitted white bathroom suite comprising: low level WC, pedestal wash hand basin, bath with electric shower over and glazed shower screen, tiling to bath and shower area and tiled splash back.

LOUNGE 12' 9 x 10'4 (3.66m 2.74m x 3.15m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, LED lighting, electric convector radiator, TV point.

BEDROOM 10'1 x 9'9 (3.07m x 2.97m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, electric convector radiator.

KITCHEN 9'10 x 7'2 (3.00m x 2.18m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, refitted 'Shaker style' cream kitchen units with contrasting worksurfaces, comprising: single drainer stainless steel sink unit with mixer taps inset to worksurface with cupboards under adjacent work surface with cupboard and washing machine space and plumbing under, work surface with inset 4 ring black glass electric induction hob, oven under and extractor fan over. 3 Wall cupboards, pelmet light, aqua board splash back, airing cupboard.

OUTSIDE

COMMUNAL GARDENS

ALLOCATED PARKING

AGENTS NOTE

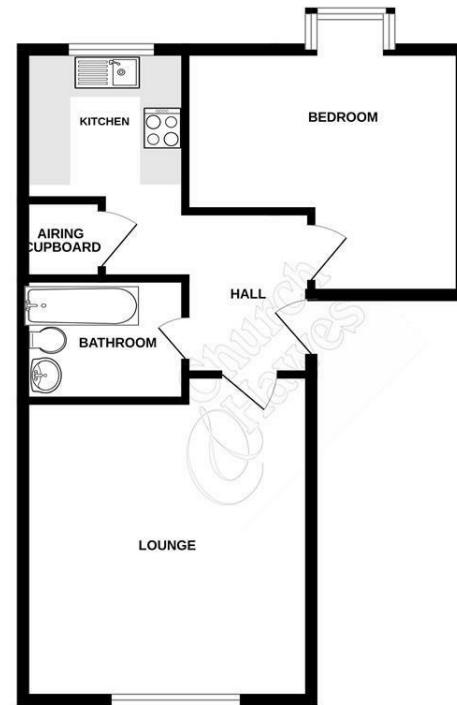
Agents Note & Money Laundering & Referrals

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The service areas shown are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.
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