



## 94 Tallow Gate, South Woodham Ferrers, CM3 5RX

**£150,000**

To be sold with no onward chain! Ground floor one bedroom apartment set within the ever popular Tallow Gate development conveniently located just 5 mins from the town centre, whilst being within walking distance of the train station. Features include a bright open plan lounge/diner, fitted kitchen and modern white bathroom suite, PVCu double glazed windows, security entry phone system, well kept communal gardens plus the added advantage of its own allocated car port with addition visitors parking. Our vendor is in the process of extending the lease to 125 years. Service charge £145 per month, council tax band B. EPC rating D.



## ACCOMMODATION

Entrance door with intercom security entry phone system leads to communal hallway.

Door to lobby, entrance door leads to:

## HALL

Textured ceiling, electric storage radiator, security entry phone handset, airing cupboard, doors to:

## BATHROOM

Textured ceilings, extractor fan, refitted white suite comprising: Low level WC, vanity wash hand basin, P-shape bath with mixer taps and electric shower over, curved glazed shower screen, tiling to bath and shower area, tiled splash and tiled visible floor.

## BEDROOM 10'9 x 8'5 (3.28m x 2.57m)

PVCu sealed unit double glazed window to front, textured ceiling.

## L-SHAPE LOUNGE DINER 15'10 x 15'1 < 7'7 (4.83m x 4.60m < 2.31m)

Two PVCu sealed unit double glazed window to rear, textured and coved ceiling, TV point, open to:

## KITCHEN 7 x 6'3 (2.13m x 1.91m)

Textured and coved, refitted White kitchen comprising: single drainer stainless steel sink unit inset to work surface with cupboard under, adjacent work surface with inset 4 ring electric hob, electric oven under, extractor fan over and drawers and cupboard under, work surface with space and plumbing for washing machine, floor to ceiling larder cupboard, 2 wall cupboards and tiled splash backs to work surfaces.

## OUTSIDE

### ALLOCATED CARPORT PARKING

Visitors parking spaces.

### ENCLOSED BIN STORE

### JANITORS COTTAGE

### AGENTS NOTE

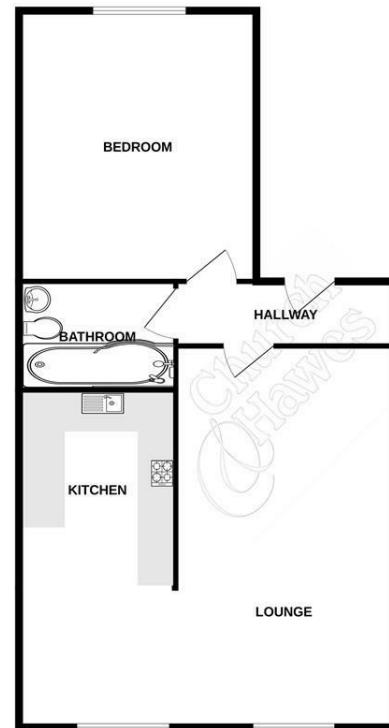
Agents Note & Money Laundering & Referrals

**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 and drainage connections have not been tested and no guarantee as to their operability or efficiency can be given.  
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