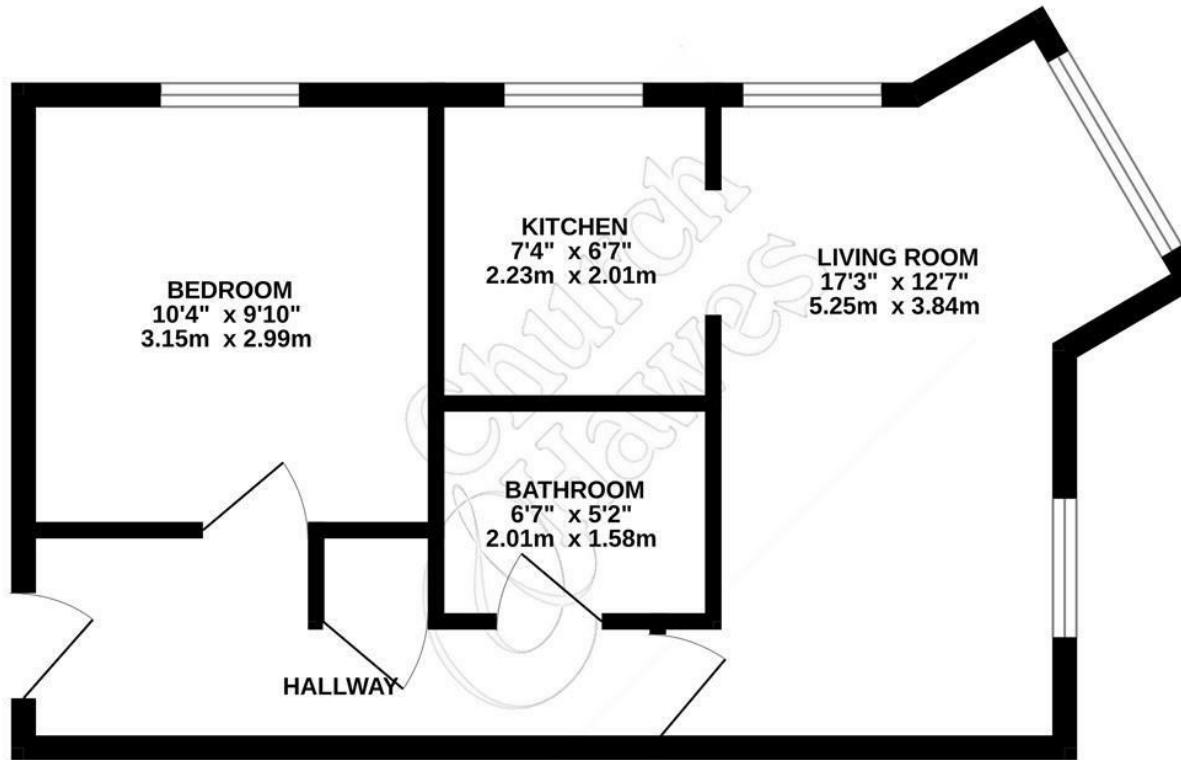


## GROUND FLOOR



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



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

This well-appointed ground floor apartment in Tallow Gate, South Woodham Ferrers, offers comfortable living with a spacious reception room, one bedroom, and a modern bathroom. The property benefits from secure parking with remote-controlled gates and a carport, and enjoys an excellent location minutes from the town centre's shops and amenities, with convenient access to the train station for connections to Chelmsford and beyond. Ideal for individuals, couples, or investors, this apartment presents an attractive opportunity in a desirable community. Tenure: Leasehold - Service Charges: Ground Rent - £100 per annum - Maintenance Charges - £1140 per annum - 81 Years remaining (extendable subject to negotiation) - Council Tax Band: B - EPC Rating: D.

**£170,000**



## Accommodation

### GROUND FLOOR

#### Communal Hallway

Living Room 17'3 max x 9'9 (5.26m max x 2.97m)

Kitchen 7'4 x 6'7 (2.24m x 2.01m)

Bedroom 10'4 x 9'10 (3.15m x 3.00m)

#### Bathroom

#### Carport via Secure Gates

#### Communal Garden

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.

- One bedroom ground floor apartment
- Spacious reception room
- Modern bathroom design
- Kitchen with ample storage
- Allocated carport with secure gates
- Located in South Woodham Ferrers
- Close to Chelmsford & A12 amenities
- Easy access to transport links
- Ideal for singles or couples
- Viewing highly recommended

