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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



100 Tylers Ride, South Woodham Ferrers, CM3 5ZT Price £135,000

Beautifully presented second floor one bedroom apartment situated within this popular McCarthy & Stone retirement development for the over 60's Centrally located within the town of South Woodham Ferrers this apartment offers a good size lounge with feature fireplace, fitted kitchen with appliance to remain, bedroom with fitted wardrobes, refurbished shower room room, ground floor residents lounge with social gatherings organised daily, a communal laundry room, in house manager, 24 hour care-line, passenger lift and security entry phone system. Offered for sale with no onward chain. Leasehold 108 years remaining Council tax band B. Ground rent £460 p.a Service charge £3,453p.a



GROUND FLOOR

Entered via security entry controlled double doors leading to entrance porch, communal residents lounge with doors to, development managers office, communal laundry, kitchen, cloakroom and function room, passenger lift to all floors.

SECOND FLOOR

Communal hallway leading to sold timber entrance door giving access to:-

ENTRANCE HALL

Coved cornice to smooth plaster ceiling, storage cupboard with light, housing water tanks and consumer unit, security entry control, fitted carpet, doors to:-

SHOWER ROOM

Newly refurbished shower room comprising large enclosed shower cubicle with mains power shower and seat, glazed screen doors, wash hand basin with cupboard under, low level w.c, fully tiled to walls, extractor fan.

BEDROOM 13'3" x 9'1" (4.04m x 2.77m)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, wall mounted storage heater, telephone and television points, built in double wardrobe with mirror fronted sliding doors, fitted carpet.

LOUNGE/DINER 17'6" x 11'8" >10'2" (5.33m x 3.56m >3.10m)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, wall mounted storage heater, feature fireplace with inset electric fire, television and telephone point, fitted carpet, double doors to:-

BEDROOM 7'4" x 7' (2.24m x 2.13m)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, wall mounted electric fan heater, fitted with a range of light wood eye & base level units, with complementing rolled edge work surface with inset stainless steel sink drainer and mixer tap, inset four ring electric hob, extractor hood over, freestanding fridge & freezer to remain, electric fan oven, tiled splashbacks.

EXTERIOR

Landscaped communal gardens, mobility scooter charging and parking area, limited residence parking.

AGENTS NOTES

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.

