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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

51 Bucklebury Heath, South Woodham Ferrers, Essex CM3 5ZU

Price £215,000

Offered for sale with no onward chain. An exceptionally well presented two bedroom ground floor apartment, situated within a pleasant setting, convenient for shops and amenities. Features include modern kitchen and bathroom, spacious dual aspect lounge, PVCu double glazed windows, plus allocated car parking and communal gardens. Leasehold 159 years remaining. Service charge £1,592.40p.a Ground Rent £120 p.a Council Tax Band 'B' EPC Rating 'D'

ACCOMMODATION

COMMUNAL HALLWAY
Half obscure glazed door to: -

HALL
Coved cornice to textured ceiling, economy seven radiator, storage cupboard.

BEDROOM 1 12'2" x 8'9" (3.71m x 2.67m)
PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, convector radiator.

BEDROOM 2 8'9" x 8'1" (2.67m x 2.46m)
PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, economy seven radiator.

LOUNGE 17'10" x 11'9" (5.44m x 3.58m)
PVCu sealed unit double glazed windows to front and rear, coved cornice to textured ceiling, economy seven radiator, TV point.

KITCHEN 11' x 6' (3.35m x 1.83m)
PVCu double glazed window to rear, coved cornice to smooth plaster ceiling with halogen lights, refitted kitchen in light oak comprising single drainer stainless steel sink unit with mixer tap inset work surface with drawer and cupboard and storage space under, plumbing for a washing machine, adjacent work surface inset four ring ceramic hob with oven under and extractor over, four wall cupboards, tiled splashbacks, airing cupboard.

BATHROOM
Obscure PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, fan assisted wall heater, two/thirds tiled, white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and power shower, glazed shower screen.

EXTERIOR
ALLOCATED PARKING
COMMUNAL GARDEN

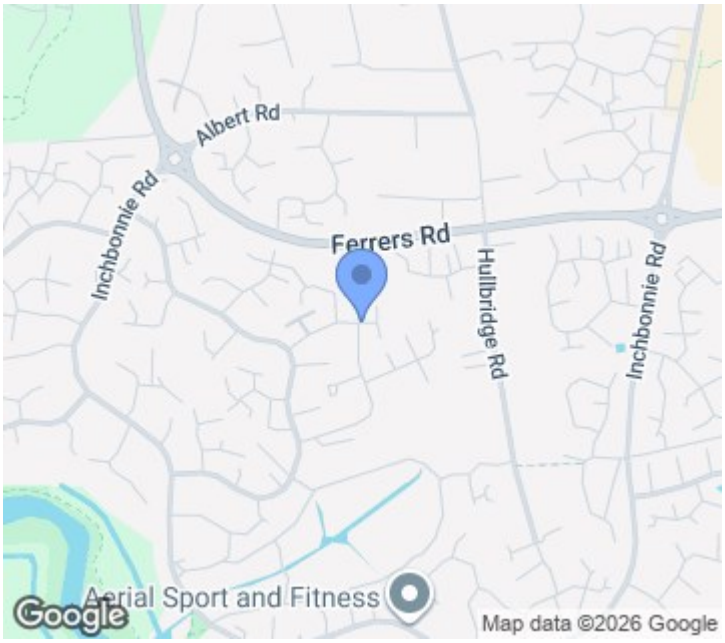
AGENTS NOTE
Agents Note & Money Laundering & Referrals

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.

GROUND FLOOR

2 BEDROOM APARTMENT

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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