

www.churchandhawes.com

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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



83 Thornborough Avenue, South Woodham Ferrers, CM3 5FW Price £147,000

Well presented first floor one bedroom apartment offered for sale with no onward chain. Conveniently situated just a short walk from the town center this particular property features a modern fitted kitchen, fully tiled white bathroom suite, spacious lounge and bedroom. Other features include PVCu double glazed windows, security entry phone system, allocated parking plus communal garden. Ideal first time purchase or buy to let investment opportunity. Leasehold 952 years remaining, peppercorn ground rent, service charge £2,300p.a. Council tax band B.



COMMUNAL ENTRANCE HALL

Entered via secure glazed door leading into communal entrance hall

HALL WAY

Entered via solid door into entrance hall, laminate flooring, wall mounted electric storage heater, wall mounted consumer unit, smooth ceiling, doors to all rooms.

LOUNGE 13' x 10'5 (3.96m x 3.18m)

PVCu double glazed window to front elevation, wall mounted electric heater.

KITCHEN 10'1 x 7'3 (3.07m x 2.21m)

PVCu double glazed window to rear elevation, fitted with a range of white high gloss eye and base level units, laminate work surfaces with inset stainless steel single drainer sink unit, inset electric hob, extractor hood over, built in oven, plumbing for washing machine, space for fridge freezer, built in airing cupboard housing hot water cylinder.

BEDROOM 10'3" x 9'8" (3.14 x 2.96 m)

PVCu double glazed window to rear elevation.

BATHROOM 6'5" x 6'3" (1.96 x 1.93 m)

PVCu double glazed window to side elevation, fully tiled to walls and floor, paneled enclosed bath with shower over, pedestal wash hand basin, low level w.c, wall mounted electric heater.

EXTERIOR

Communal gardens mainly laid to lawn.

Allocated parking space with additional visitors parking.

AGENTS NOTES

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.

