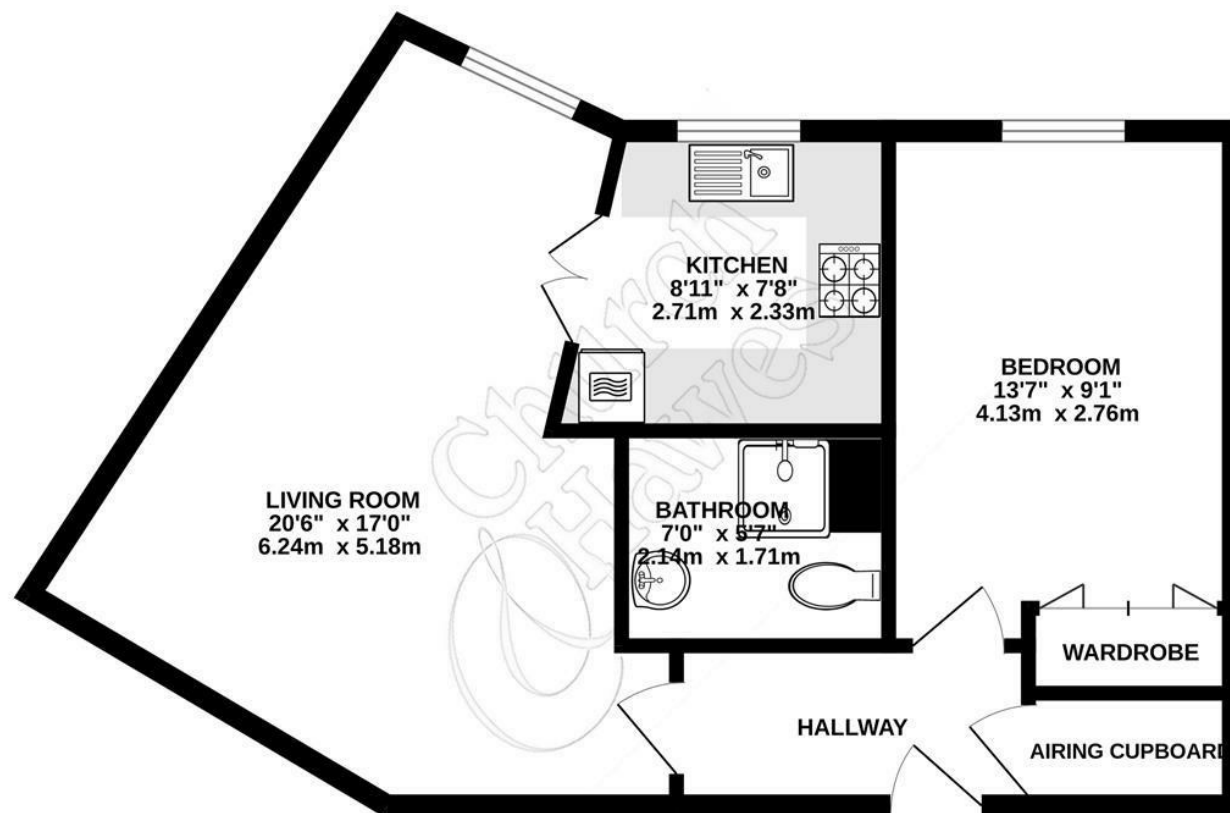
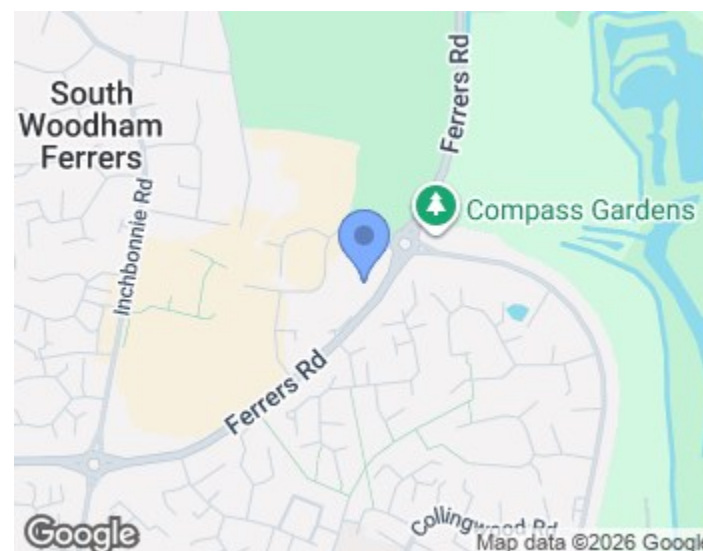


GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.
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



106 Tylers Ride, South Woodham Ferrers, Essex CM3 5ZT

This attractive first-floor apartment is perfectly situated in the heart of South Woodham Ferrers within a premium McCarthy & Stone retirement community. Just steps away from local shops and amenities, this home combines convenience with comfortable living. Spacious living area with natural light, modern kitchen with quality appliances, master bedroom with built-in wardrobes, accessible shower room, security phone entry system, and in-house careline alarm for peace of mind. Elevator access, resident manager, welcoming communal lounge, fully-equipped shared kitchen, laundry facilities, and beautifully maintained gardens. Designed exclusively for the over-60s, this community offers the perfect balance of independence and social connection. Tenure: Leasehold (106 years remaining), Ground Rent & Service Charge: Approximately £3,232 per annum, Council Tax Band: B, EPC Rating: B

£95,000

Accommodation

Entrance Hall

Shower Room and WC

Bedroom: 12'6 x 9' (3.81m x 2.74m)

Lounge: 17'10 x 11'10 red to 6'1 (5.44m x 3.61m red to 1.85m)

Kitchen: 8'10 x 7'7 (2.69m x 2.31m)

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property’s condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with U K Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an

online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

- Attractive first-floor apartment in premium retirement community
- Conveniently located in the heart of SWF, near local shops and amenities
- Spacious living area complemented by a modern kitchen with quality appliances
- Master bedroom with built-in wardrobes and accessible shower room
- Security features including phone entry system and in-house careline alarm
- Development benefits include elevator, resident manager, and communal lounge
- Shared facilities including fully-equipped kitchen, laundry room, and landscaped gardens
- Exclusive over-60s community offering independence with social opportunities
- NO ONWARD CHAIN
- Tenure: Leasehold (106 years remaining), Ground Rent & Service Charge: Approximately £3,232 per annum, Council Tax Band: B, EPC Rating: B

