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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 18 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX £130,000

Guide Price £130,000- £140,000.

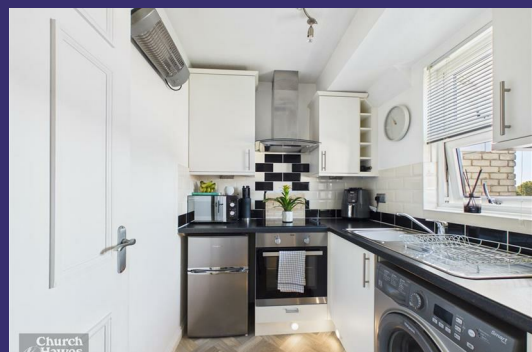
Situated in the popular Tallow Gate development in South Woodham Ferrers, this beautifully presented top-floor one-bedroom apartment offers stylish, low-maintenance living and is offered in immaculate condition throughout.

The property provides a bright and welcoming living environment, with well-presented accommodation throughout and a modern, neutral finish that allows the new owner to move straight in and enjoy.

The well-proportioned accommodation comprises a comfortable reception area, a well-appointed kitchen, a spacious bedroom and a contemporary bathroom. Being positioned on the top floor also provides a pleasant sense of privacy.

A particularly valuable benefit is the allocated car port, providing secure and convenient off-road parking.

Ideally suited to first-time buyers, professionals, downsizers or investors, this superb apartment combines excellent presentation with a convenient location in the heart of South Woodham Ferrers.  
EPC Rating C- Leasehold 84 Years- Council Tax Band B



**Living Room 11'9" x 10'4" (3.59 x 3.16)**  
Spacious living area with modern finishes, double glazed window and electric heater.

**Kitchen 5'11" x 7'0" (1.82 x 2.15)**  
Modern fitted kitchen

**Master Bedroom 12'7" x 7'8" (3.85 x 2.35)**  
Large master bedroom with double glazed window.

**Bathroom 5'4" x 7'3" (1.64 x 2.23)**  
Fitted shower room with WC, hand basin and large fitted shower.

**Hallway 5'11" x 7'0" (1.82 x 2.15)**  
Hallway allowing access to all 4 rooms with large storage cupboard and loft access.

**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 UK 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.

