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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 90 Thornborough Avenue, South Woodham Ferrers, CM3 5FW £205,000

Welcome to this charming apartment located on Thornborough Avenue in the delightful area of South Woodham Ferrers. This well-appointed property features a spacious reception room, perfect for relaxing or entertaining guests. The apartment boasts two sizeable bedrooms and allocated parking. The bathroom has been recently updated and is beautifully presented. This apartment offers a wonderful opportunity for those seeking a modern living space in a friendly community. South Woodham Ferrers is known for its pleasant surroundings and excellent local amenities, making it an ideal location for both work and leisure. With good transport links and nearby parks, this property is perfect for anyone looking to enjoy a balanced lifestyle. Do not miss the chance to make this lovely apartment your new home. Tenure: Leasehold - 953 years remaining - Council Tax Band: B - Service Charge: £2127.48 - EPC Rating: E



## Entrance Hall

The entrance hall connects the principal rooms of the property and provides access to the porch, creating a welcoming arrival space. It includes a handy cupboard for additional storage.

## Lounge 15'5 x 11'1 > 9'4 (4.7m x 3.38m)

This spacious lounge provides a bright and welcoming space, perfect for relaxing or entertaining. It features a large window that allows plenty of natural light to fill the room, creating a comfortable atmosphere.

## Kitchen 10'5 x 7'4 (3.18m x 2.24m)

The kitchen is well laid out with space for essential appliances and work surfaces, making it a practical and efficient area for preparing meals. A window brings in natural light to keep the room airy and pleasant.

## Master Bedroom 10'10 x 10'8 plus wardrobes (3.3m x 3.25m plus wardrobes)

The master bedroom offers a generous amount of space with a window that ensures the room is filled with natural light. This room provides a peaceful retreat within the home. To the rear wall are essential built-in wardrobes providing excellent storage.

## Bedroom Two 10'9 x 7'7 (3.28m x 2.31m)

The second bedroom is a cosy and comfortable room, ideal for use as a guest room, child's bedroom or study. Natural light enters through the window, making it a pleasant space to spend time in.

## Bathroom

The bathroom is fitted with a bathtub, toilet and washbasin, designed for practical everyday use. A window helps to ventilate the space and bring in natural light.

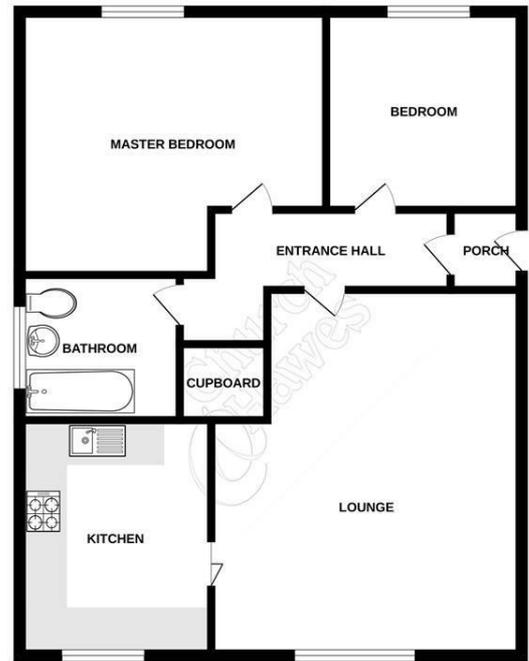
## Agents Note & Money Laundering & Referrals

**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 GROUND FLOOR APARTMENT

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