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Church & Hawes

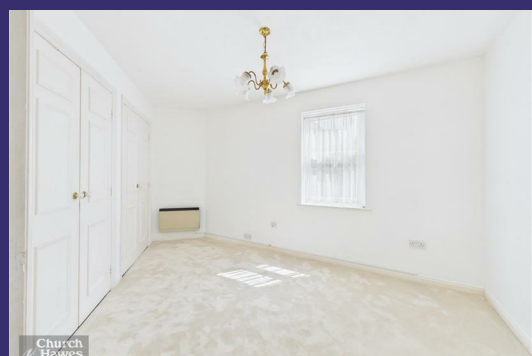
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



50 Tallow Gate, South Woodham Ferrers, CM3 5RX Price £195,000

NO CHAIN SALE. Ground floor, large design style, 2 bedroom apartment situated in the town centre, yet convenient for the local rail station. The accommodation boasts a large dual aspect lounge, large refitted Beech' style kitchen, 2 bedrooms the main one of which has 2 built in double wardrobes and a wet room/shower room, all with PVCu windows. Externally there is an allocated carport, visitors parking and well kept communal gardens. Lease hold apx 86 years remaining, Service charge £1590.00 pa. Ground Rent: £190.00 pa. EPC: D Council tax band: B.



ACCOMMODATION

GROUND FLOOR APARTMENT.

ENTRANCE

Communal entrance door with security buzzer access to communal hall, door to internal lobby, entrance door to:

HALL

Textured ceiling, E7 electric radiator, doors to:

SHOWER ROOM

Obscure PVCu sealed unit double glazed window to front, textured ceiling, electric fan assisted heater, white suit comprising, low level wc, pedestal wash hand basin, walk in shower with glazed shower screen, tiled to visible walls.

BEDROOM 1 14'6 max x 8'10 (4.42m max x 2.69m)

PVCu sealed unit double glazed window to front, textured ceiling, electric convector heater, 2 built in double wardrobes.

BEDROOM 2 8'9 x 6'2 (2.67m x 1.88m)

PVCu sealed unit double glazed window to front, textured ceiling, electric convector heater.

LOUNGE (dual aspect) 19'7 x 10'8 (5.97m x 3.25m)

PVCu sealed unit double glazed window to rear, PVCu sealed unit double glazed french doors to communal gardens, textured and coved ceiling, 2 electric convector heaters, TV point.

KITCHEN 16'10 x 6'2 (5.13m x 1.88m)

Two, PVCu sealed unit double glazed window to rear, textured ceiling, electric fan assisted heater, refitted Beech style kitchen comprising, single drainer stainless steel sink unit with mixer taps inset to work surface with drawers and cupboards under storage space and plumbing for washing machine, adjacent base unit forms cooker recess, 4 wall cupboards, tiling to the rear of the worksurface splash backs.

OUTSIDE

ALLOCATED CARPORT

VISITORS PARKING

COMMUNAL GARDENS

ENCLOSED BIN STORE

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.

