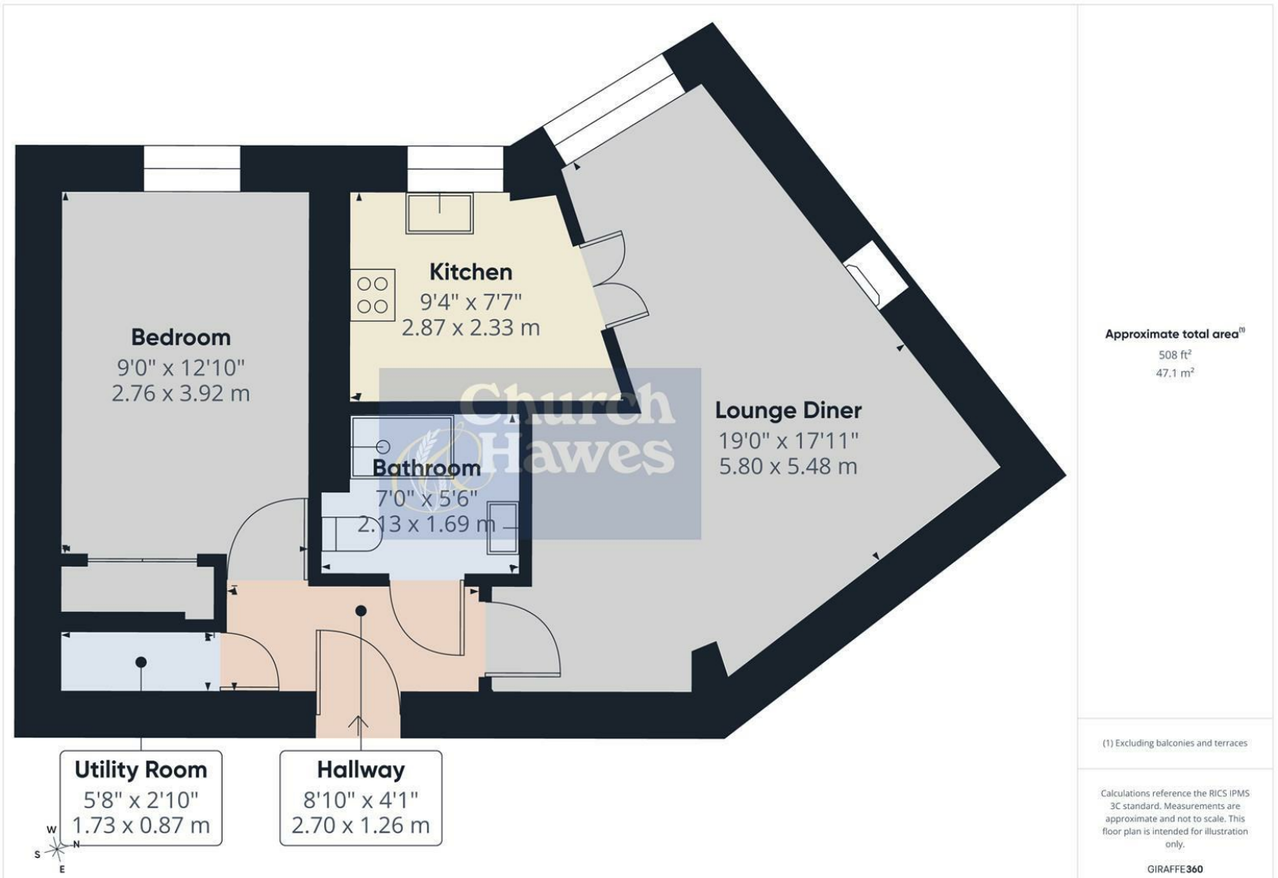



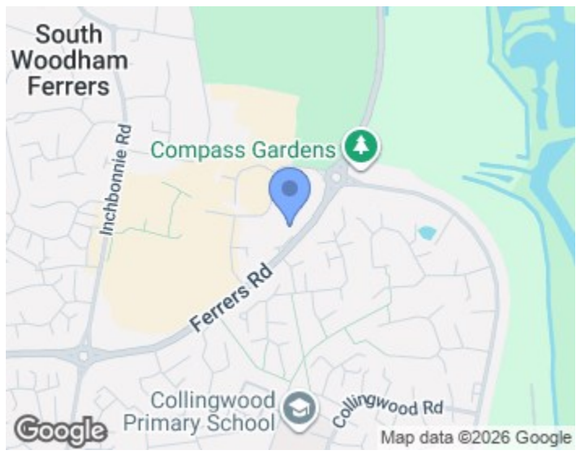

www.churchandhawes.com
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swf@churchandhawes.com

Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



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

CHAIN FREE!
Situated within the popular retirement development of Tylers Ride in South Woodham Ferrers, this one-bedroom retirement apartment offers comfortable and convenient living in a welcoming and community-focused environment.

The apartment benefits from its own private lounge area, providing a comfortable space to relax and unwind, alongside a separate bedroom and the convenience of lift access within the building.

Residents can also enjoy a range of communal facilities, including a welcoming reception area, communal kitchen, laundry room and attractive communal garden space, offering opportunities to socialise and enjoy the outdoor surroundings.

For added reassurance and peace of mind, the apartment is fitted with an integrated in-house Careline alarm system, providing additional security and support for independent living.

Ideal for those looking to downsize and enjoy a more manageable lifestyle, this property offers the perfect balance of independence, comfort and community, with the added benefit of shared facilities and support close at hand.

Early viewing is highly recommended to fully appreciate the accommodation and facilities this retirement apartment has to offer.

EPC Rating: B. Council Tax Band: B. Leasehold

£95,000

Church Hawes Countryside
COVERING MID ESSEX TO THE EAST COAST SINCE 1977
The Property Ombudsman

Lounge/Diner 19'0" x 17'11" (5.80 x 5.48)
Spacious lounge/diner with access to hallway and kitchen. With heater and double gazed window to the rear.

Kitchen 9'4" x 7'7" (2.87 x 2.33)
Fitted kitchen with ample storage space, extractor fan and double glazed window.

Master Bedroom 9'0" x 10'9" (2.76 x 3.29)
Large double bedroom with fitted wardrobe space, double glazed window and heaters.

Bathroom 6'11" x 5'6" (2.13 x 1.69)
Fitted shower room with hand basin, WC and extractor.

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.

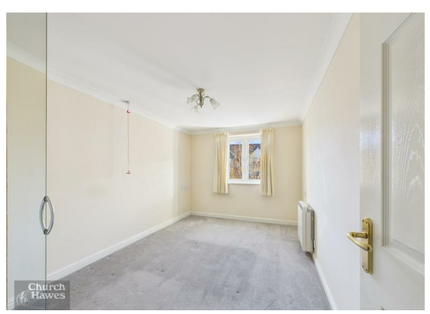
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

- ONE BEDROOM
- NO CHAIN SALE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- FITTED SHOWER ROOM
- FITTED KITCHEN
- LIFT TO ALL FLOORS
- TWO RESIDENTS LOUNGES, GUEST SUITE & COMMUNAL LAUNDRY
- 24 HOUR EMERGENCY CALL SYSTEM
- COUNCIL TAX BAND B EPC B
- LEASEHOLD





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