Tallow Gate, South Woodham Ferrers, CM3 5RX

£150,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
19 Reeves Way, South Woodham Ferrers, Essex, CM3 5XF
Tel: 01245 329429
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Situated on the top floor, this well-presented one-bedroom apartment offers bright, modern living in a convenient and desirable location. Perfect for first-time buyers, professionals, or investors.
With external benefits including the car port and communal gardens, offering a great location with close proximity to the local town and amenities.

Lounge Area/Dining Space
49'2"'32'9" x 49'2"'6'6" (15'10 x 15'2)
Open place lounge/dining area with access to fitted kitchen and hallway. With double glazed windows.

Bedroom
32'9"'29'6" x 26'2"'16'4" (10'9 x 8'5)
Spacious double bedroom with fitted wardrobe and double glazed window.

Bathroom
26'2"'26'2" x 16'4"'16'4" (8'8 x 5'5)
Fully fitted bathroom with shower over bath, hand basin and WC,

Kitchen
19'8"'19'8" x 16'4"'19'8" (6'6 x 5'6)
Fully fitted kitchen with access to dining room.

Hallway
9'10"'6'6" x 29'6"'13'1" (3'2 x 9'4)
Hallway with access to bedroom, bathroom and lounge.

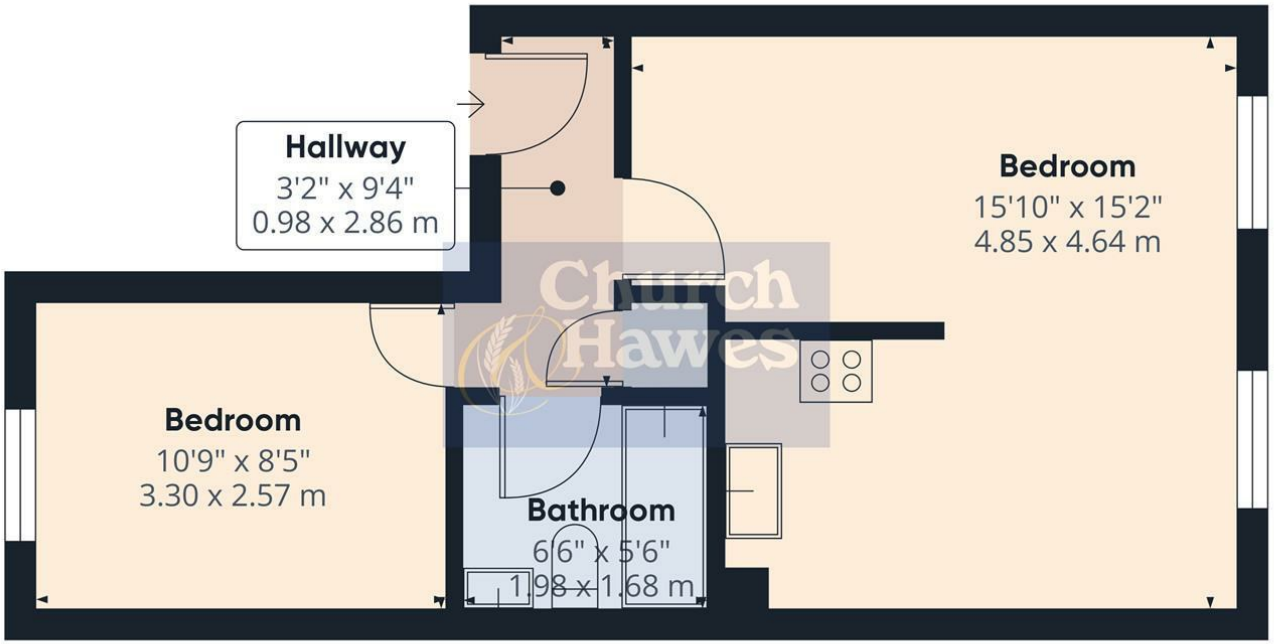
Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any 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 (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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.



Approximate total area(1)

387 ft²

35.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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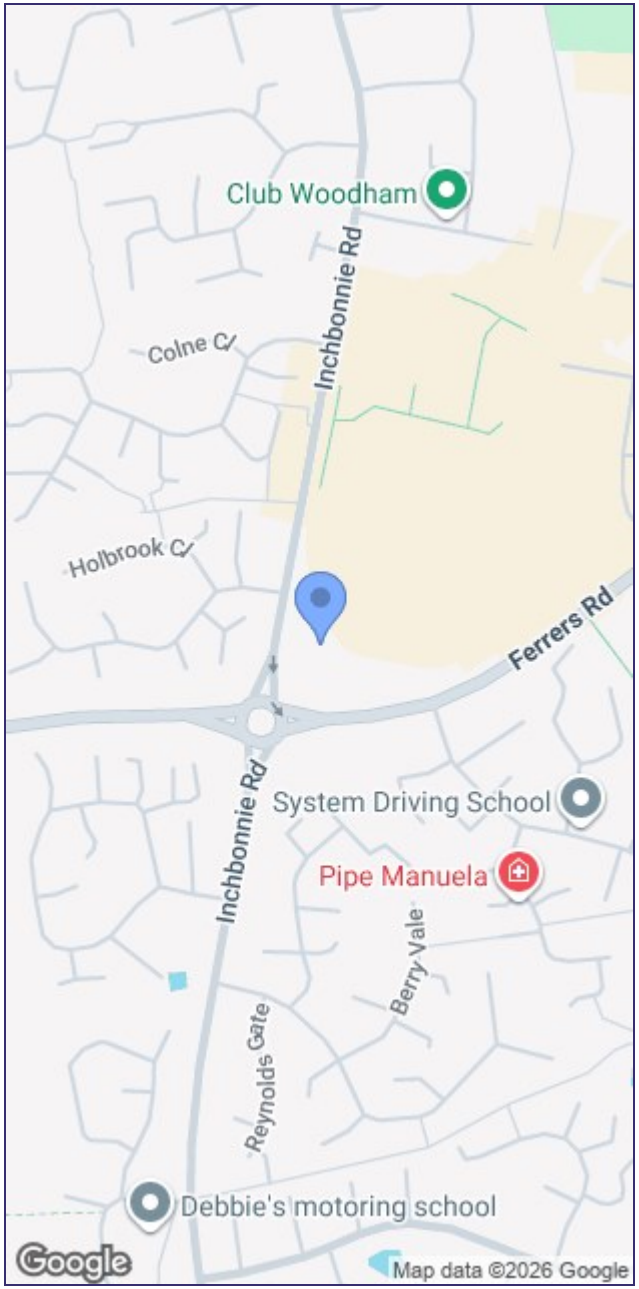

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