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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

11 Vincent Lodge, South Woodham Ferrers, CM3 5WF

Price £125,000

Offered for sale with no onward chain. First floor one bedroom apartment conveniently situated just a stones throw from the town center. This property features PVCu double glazing, fitted kitchen, white shower room, electric storage heating, allocated car port parking plus communal gardens. Council tax band A. Leasehold. Our vendor is in process of extending the lease to a term of 219 years. Service charge £1,796 p.a Ground Rent will be nil. EPC rating C

COMUNAL ENTRANCE HALL
Entered via glazed door leading into tiled communal entrance hall, stairs to first floor, door leading to communal gardens.

ENTRANCE HALL
Entered via solid door into entrance hall, wall mounted storage heater, built in airing cupboard housing hot water cylinder, doors to bedroom, shower room and lounge.

BEDROOM 10'2 x 9'2 (3.10m x 2.79m)
PVCu double glazed window to rear elevation, built in wardrobe.

SHOWER ROOM
White suite comprising enclosed shower cubicle with glazed screen, pedestal wash hand basin, low level w.c, half height tiling to walls, wall mounted heater.

LOUNGE 16'4 x 9'6 (4.98m x 2.90m)
PVCu double glazed window to rear elevation, wall mounted storage heater, archway to kitchen.

KITCHEN 7'2 x 6' (2.18m x 1.83m)
PVCu double glazed window to rear elevation, fitted with a range of eye and base level units incorporating glass display units, laminate work surfaces with inset stainless steel single drainer sink unit, integrated electric oven, inset hob with extractor hood over, space for fridge freezer, plumbing for washing machine.

CAR PORT
Allocated covered car port, plus visitor car parking.

COMUNAL GARDENS
Enclosed communal gardens mainly laid to lawn.

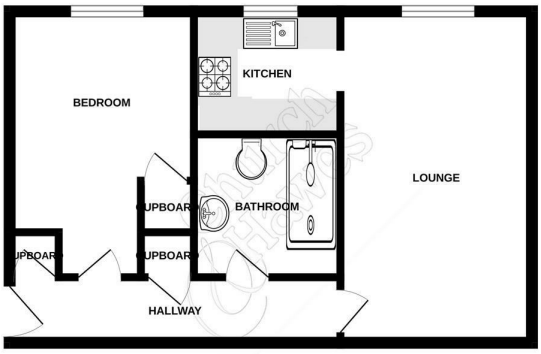
AGENTS NOTES
Agents Note & Money Laundering & Referrals

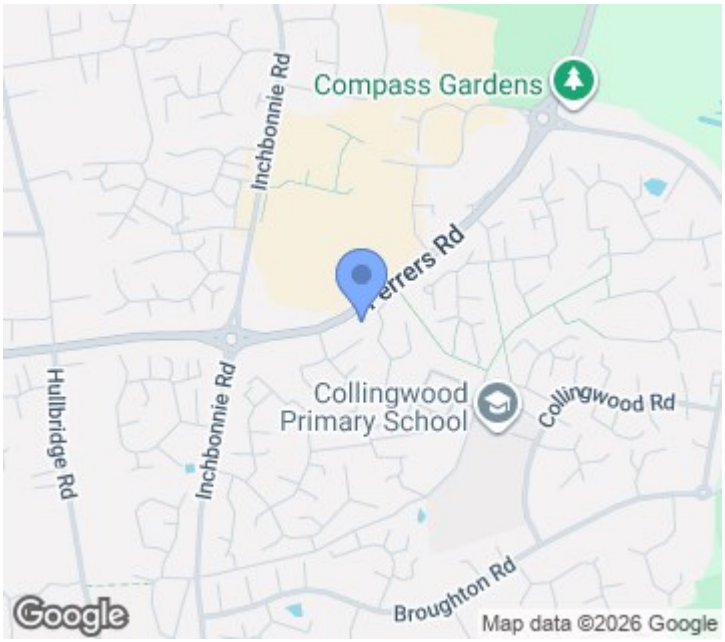
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore 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



1 BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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