

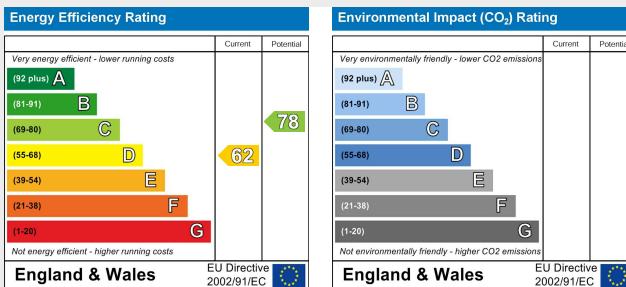
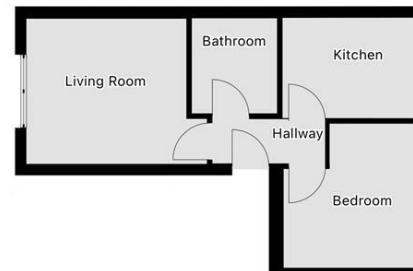
Paul Mason  
Associates



Thornborough Avenue, South Woodham Ferrers, CM3 5FW  
Guide price £170,000

- No Onward Chain
- Recently Renovated
- One Bedroom
- Newly Fitted Kitchen
- Double Bedroom
- Refitted Family Bathroom
- Security Entry Phone System
- Close Proximity To Train Station
- Allocated Parking
- EPC - D

Recently Renovated....This well presented one bedroom apartment is located in South Woodham Ferrers which is a small town surrounded by countryside, there is a nature reserve and beautiful walks along the River Crouch as well as boasting many amenities. To name a few, there is a library, sports centre, leisure centre with a swimming pool, parks, public houses, restaurants, supermarkets, The Call of The Wild Zoo and Marsh Farm. The town also benefitting from a train station with London Liverpool Street being less than an hours travel time. The accommodation includes lounge, newly fitted kitchen, double bedroom and a new family bathroom. Externally, there is allocated parking and visitors parking, Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



## Distances

South Woodham Railway

Station - 0.5 miles

South Woodham Ferrers High School - 0.2 miles

Chelmsford City Centre - 13.5 miles

Southend (London) Airport - 14.0 miles

(All mileages are approx.)

## Accommodation

### GROUND FLOOR

#### Communal Entrance

Security entrance system. Door to :-

#### Entrance Lobby

Entrance door. Coved ceiling. Intercom door entry system. Wood effect flooring. Oak door opening to :-

#### Lounge

4.3m x 3m (14'1" x 9'10" ) Double glazed window to front. Coved ceiling. Electric radiator.

#### Kitchen

3m x 2m (9'10" x 6'6" ) Double glazed window to rear. Coved ceiling. Modern units fitted to eye and base level. Stone effect work surfaces. Sink and drainer, Tiled walls. 4 ring hob with extractor over. Electric

oven. Integrated fridge/freezer. Space for washing machine. Airing-cupboard. Wood effect flooring.

#### Bedroom One

3m x 2.9m (9'10" x 9'6" ) Double glazed window to rear. Coved ceiling. Electric radiator.

#### Bathroom

1.8m x 1.8m (5'10" x 5'10" ) Three piece suite comprising panelled bath with attachments, low level WC and vanity wash hand basin with storage below. Fully tiled walls. Wood effect flooring. Demister mirror. Heated towel rail.

#### Lease Details

We have been advised by our seller that the lease remaining is approx 950 years. Costs for service charge are approx. £1,735 per annum. Buyers must take these figures as only a guide and investigate these fully with their legal representative.

#### Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

**Sales | Lettings | Development | Investment**

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)  
Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

**Sales | Lettings | Development | Investment**

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

