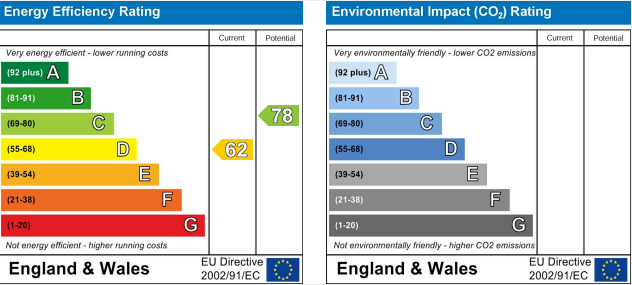
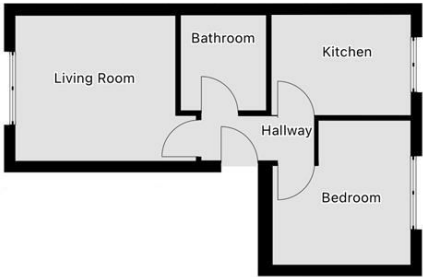


Paul Mason Associates

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

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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