



Total area: approx. 526.9 sq. feet

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138 Tylers Ride, South Woodham Ferrers, CM3 5ZT

A superb opportunity to acquire a beautifully presented one bedroom top-floor apartment within one of McCarthy & Stone's most sought-after retirement developments, ideally situated in the heart of South Woodham Ferrers with an excellent range of local amenities just moments away. Tenure: Leasehold with 103 years remaining - Council tax band: B - EPC rating: C - Ground rent £460 per annum - Service charge £3,453 per annum

£105,000



Enjoying an elevated position with all the benefits of top-floor living, this delightful one bedroom apartment has been thoughtfully designed to offer comfort, security, and independent living for the over-60s.

The welcoming entrance hall leads through to a generous lounge — a bright and relaxing space ideal for entertaining or simply unwinding. The well-appointed fitted kitchen offers ample storage and workspace. The principal bedroom is a true retreat, complete with bespoke fitted wardrobes providing excellent storage, while the shower room is neatly finished and fully accessible.

Communal Facilities include:

- Passenger lift serving all floors
- Dedicated on-site House Manager
- Residents' lounge — a sociable space for meeting neighbours
- Laundry room
- Beautifully maintained communal gardens

This is an exclusive over-60s development, offering residents the peace of mind and community spirit that McCarthy & Stone properties are renowned for.

THIRD FLOOR

HALLWAY

Coved cornice to smooth ceiling, entry phone system, built-in storage cupboard housing hot water tank.

LOUNGE 21'7" x 12'11" (6.58m x 3.94m)

PVCu double glazed window to rear elevation, coved cornice to smooth ceiling, wall mounted electric storage heater, TV point, emergency pull cord, glazed double doors to: -

KITCHEN 8'10" x 7'7" (2.69m x 2.31m)

PVCu double glazed window to rear, range of eye and base level units, laminate work surface with tiled splashbacks, inset stainless steel drainer sink unit and mixer tap, inset electric hob with extractor hood

over, built-in electric oven, space for under counter fridge and freezer, porcelain tiled floor, wall mounted heater, emergency pull cord.

BEDROOM 17'2" x 9'1" (5.23m x 2.77m)

PVCu double glazed window to rear, built-in double wardrobes with mirror doors, wall mounted electric storage heater, coved cornice to smooth ceiling, emergency pull cord.

SHOWER ROOM

Double shower cubicle with glazed sliding door, wash hand basin with cupboard under, combined light and shaver point, low level WC tiled to walls, extractor fan, wall mounted electric heater.

COMMUNAL LOUNGE

Resident communal lounge with kitchen and housekeepers office.

LAUNDRY ROOM

Three washing machines and three tumble driers which can be used at residents' convenience.

RESIDENTS ROOM

Further room available which can be used for functions.

COMMUNAL GARDENS

Landscaped communal gardens, lawn and flower beds, paved seating areas.

Note on Photography:: Some images have been digitally staged with furniture and decor to demonstrate the potential layout of the rooms. These items are not included in the sale.

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.

- Cosy one-bedroom retreat
- Modern bathroom facilities
- Spacious reception room
- Ideal for retirees
- Located in South Woodham Ferrers
- Close to local amenities
- Peaceful neighbourhood setting
- Easy access to transport links
- Perfect for downsizing
- Viewing highly recommended

