



**100 Tylers Ride, South Woodham Ferrers, CM3 5ZT**

**Price £95,000**

THE OWNER WILL PAY THE FIRST YEARS SERVICE CHARGE AND GROUND RENT. Beautifully presented second floor one bedroom apartment situated within this popular McCarthy & Stone retirement development for the over 60's Centrally located within the town of South Woodham Ferrers this apartment offers a good size lounge with feature fireplace, fitted kitchen with appliance to remain, bedroom with fitted wardrobes, refurbished shower room room, ground floor residents lounge with social gatherings organised daily, a communal laundry room, in house manager, 24 hour care-line, passenger lift and security entry phone system. Offered for sale with no onward chain. Leasehold, APX: 105 years remaining, Council tax band B. EPC: B. Ground rent £460 p.a Service charge £3,453p.a



## GROUND FLOOR

Entered via security entry controlled double doors leading to entrance porch, communal residents lounge with doors to, development managers office, communal laundry, kitchen, cloakroom and function room, passenger lift to all floors.

## SECOND FLOOR

Communal hallway leading to solid timber entrance door giving access to:-

## ENTRANCE HALL

Coved cornice to smooth plaster ceiling, storage cupboard with light, housing water tanks and consumer unit. Security entry intercom control, fitted carpet, doors to:-

## SHOWER ROOM

Smooth plaster ceiling, fan assisted wall mounted heater, heated towel rail. Refurbished shower room with white suite comprising: large enclosed shower cubicle with shower and seat, glazed screen and door, vanity wash hand basin with cupboard under, low level w.c., fully tiled to visible walls, extractor fan, light and shaver point.

## BEDROOM 13'3" x 9'1" (4.04m x 2.77m)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, wall mounted storage heater, telephone and television points, built in double wardrobe with mirror fronted sliding doors, fitted carpet.

## LOUNGE/DINER 17'6" x 11'8 >10'2" (5.33m x 3.56m >3.10m)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, wall mounted storage/convector heater, feature fireplace with inset electric fire, television and telephone point, fitted carpet, double doors to:-

## KITCHEN 7'4" x 7' (2.24m x 2.13m)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, wall mounted electric fan heater, fitted with a range of light wood eye & base level units, with complementing rolled edge work surface with inset stainless steel sink drainer and mixer tap, inset four ring electric hob, extractor hood over, freestanding fridge & freezer to remain, electric fan oven, tiled splashbacks to worksurfaces.

## EXTERIOR

Landscaped communal gardens, mobility scooter charging and parking area, limited residence parking.

## AGENTS NOTE

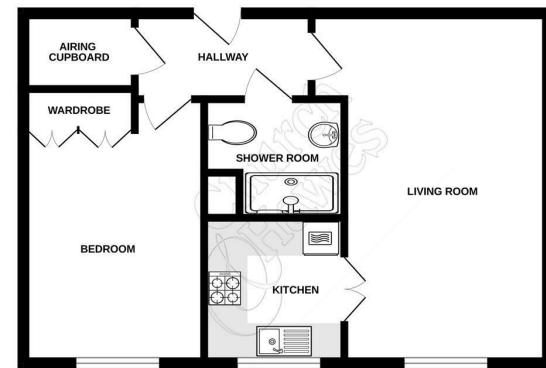
Agents Note & Money Laundering & Referrals

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is accepted for any inaccuracies. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and no guarantee can be given as to the operability or efficiency of any fixtures or fittings.

