

www.churchandhawes.com

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Church & Hawes

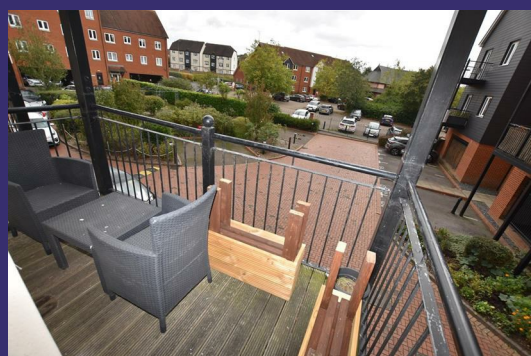
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



144 Tylers Ride, South Woodham Ferrers, CM3 5ZE Price £175,000

TO BE SOLD WITH NO ONWARD CHAIN. One bedroom first floor apartment, this highly desirable development is centrally located within the heart of town; making it ideal for those who want to stay connected while still enjoying some peace and quiet. This property boasts modern fittings such as PVCu double glazed windows & French doors plus gas fired heating - all helping to make life that bit more comfortable! There's also an allocated covered under development car parking space so you don't have to worry about finding somewhere safe when you get back from work or shopping trips, large lounge/diner complete with private balcony, fitted Maple style kitchen and bathroom with white suite, Council Tax Band B. EPC Rating C. Tenure Leasehold. Length of Lease 136 years remaining. Ground Rent £309.05. Service/Maintenance Charge £1466.79 includes building insurance and water.



ACCOMMODATION

GROUND FLOOR

Security phone entry system, door to communal hallway with post boxes, door to under development parking, stairs rise to first floor.

FIRST FLOOR

Entrance door to:-

HALL

Smooth plaster ceiling, radiator, security entry phone handset, airing cupboard housing hot water cylinder, doors to:

BEDROOM 10'6 x 10'5 (3.20m x 3.18m)

PVCu double glazed window to front, radiator, smooth plaster ceiling, telephone point.

BATHROOM

Smooth plaster ceiling with, LED downlights, extractor fan, radiator, white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with shower over, tiled splash back to sink, tiled to bath and shower, shaver point.

LOUNGE DINER 17'7 x 14'6 (5.36m x 4.42m)

PVCu double glazed window to front, PVCu double glazed French style doors leading onto wrought iron decked balcony, two radiators, smooth ceiling, TV point, opening to kitchen.

BALCONY

South facing with wrought iron balustrade and decking.

KITCHEN 9'5 x 6'10 (2.87m x 2.08m)

Smooth plaster ceiling, LED downlighters, fitted kitchen comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard and space with plumbing for washing machine under, adjacent work surface with cupboards under, inset stainless steel 4 ring gas hob, stainless steel splash back, extractor fan over and electric oven under, double base and drawer unit, 7 wall cupboards one concealing gas boiler serving heating and hot water systems, matching work surface upstands.

ALLOCATED PARKING

Allocated under building vehicle space.

SECURE BIKE STORE

SECURE BIN AND RECYCLING AREA

AGENTS NOTE

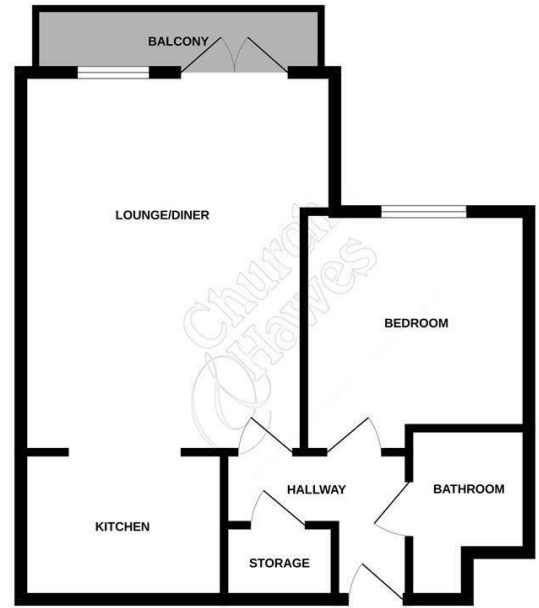
Agents Note & Money Laundering & Referrals

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.

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropix C2023

