

Tylers Ride, Chelmsford, CM3 5ZT
£190,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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Situated in the heart of South Woodham Ferrers, this spacious and well-presented two-bedroom third-floor apartment forms part of a modern McCarthy & Stone retirement development, enjoying pleasant views over the beautifully maintained communal gardens. Ideally positioned close to local shops and amenities, the property offers comfortable and convenient retirement living. The accommodation comprises a generous lounge, fitted kitchen, two well-proportioned bedrooms and a fitted shower room. Residents can also enjoy a range of communal facilities, including a residents' lounge with regular social activities, communal laundry room, on-site manager, 24-hour Careline system, passenger lifts and secure entry phone system.

Lounge
23'3" x 12'10" (7.10m x 3.93m)
Double glazed window to rear aspect, carpet to floor, smoothed ceiling, radiator to wall, opening to kitchen.

Kitchen
8'3" x 7'7" (2.53m x 2.32m)
PVCu double glazed window to rear, eye and base level units, laminate work surface, stainless steels ingle drainer sink unit, integrated oven, inset hob, extractor hood over, space for fridge, coved cornice to smooth ceiling.

Bedroom One
13'10" x 9'3" (4.22 x 2.82m)
Double glazed window to rear aspect, carpet to floor, smoothed ceiling, space for wardrobe.

Bedroom Two
13'3" x 9'3" (4.04m x 2.84m)
Double glazed window to rear aspect, carpet to floor, smoothed ceiling, fitted wardrobe.

Bathroom
7'1" x 5'8" (2.18m x 1.74m)
fitted shower room, large walk-in shower cubicle with mains power shower, semi countersunk wash hand basin with cupboard under, low level w.c., fully tiled to walls, light fitting, extractor fan, coved cornice to smooth ceiling.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

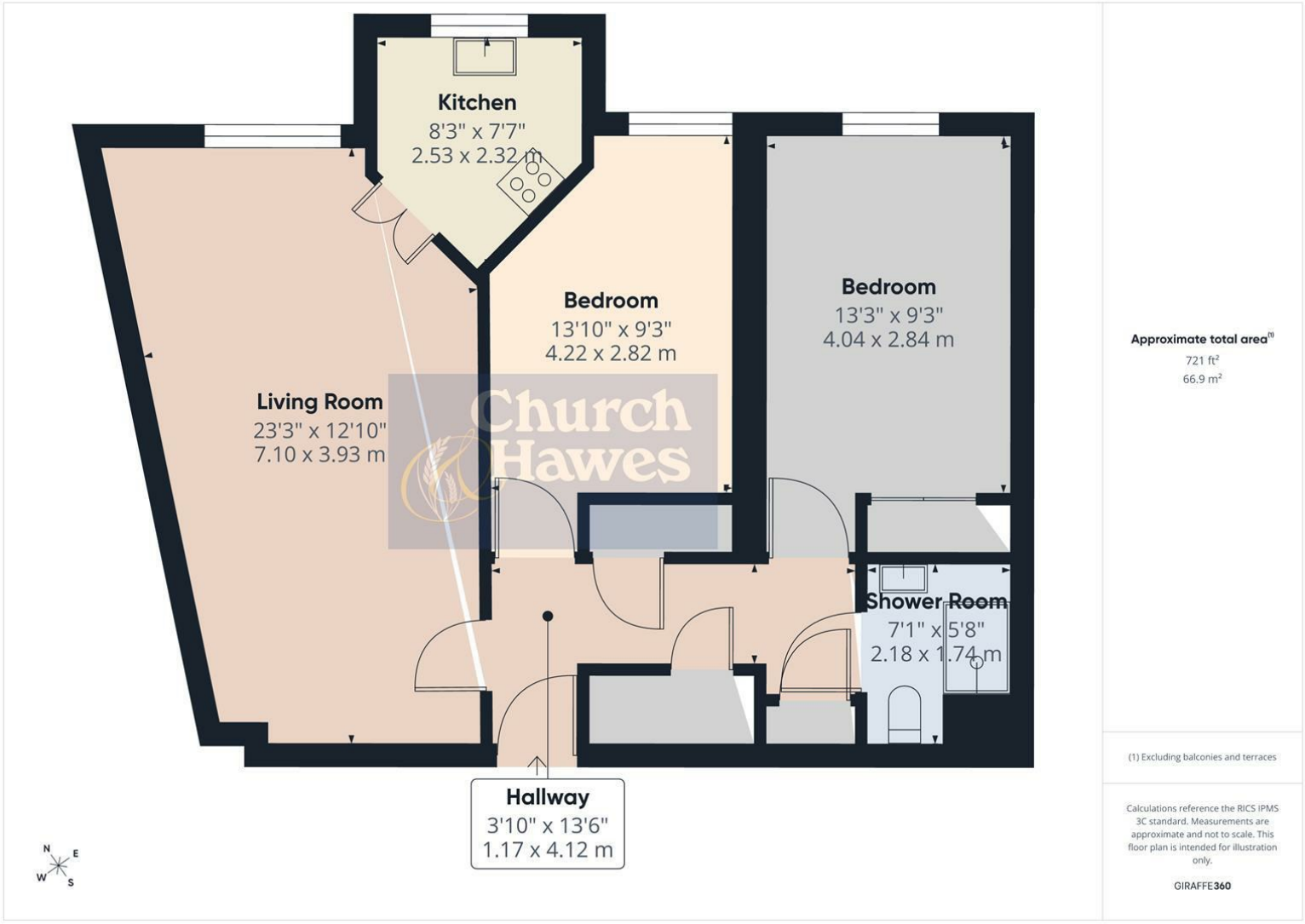
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



Approximate total area(1)

721 ft²

66.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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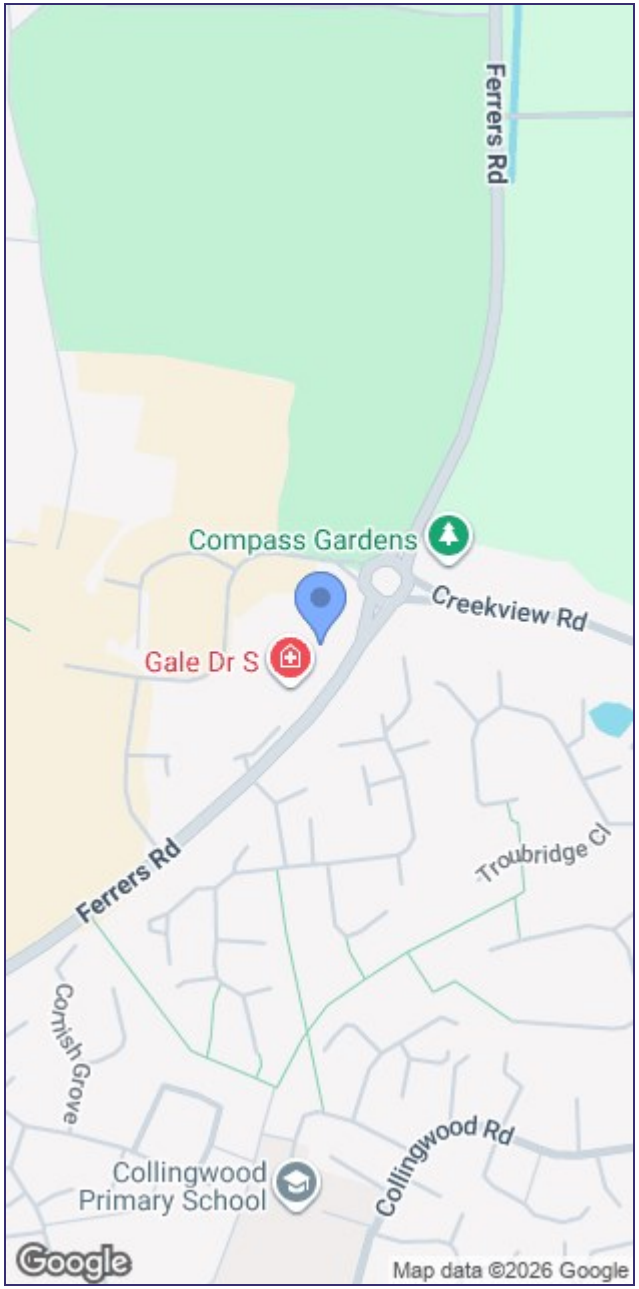


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