





Tallow Gate
Chelmsford
CM3 5RX

Offers in Excess of £
170,000.00

bettermove

Tallow Gate - Chelmsford

Bettermove are proud to present this 2 bedroom flat in South Woodham Ferrers, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout, with allocated parking available.

The council tax band is B.

This is a leasehold property with 85 years remaining on the lease; the ground rent is £180.00 per annum, and the service charge is £1,680.00 per annum.

The interior of this beautifully presented, first floor property comprises a spacious living room, fitted kitchen, two bedrooms, and a family bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular town of South Woodham Ferrers, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from South Woodham Ferrers train station, a variety of local bus routes, and quick access to the A130.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	1	1	Leasehold

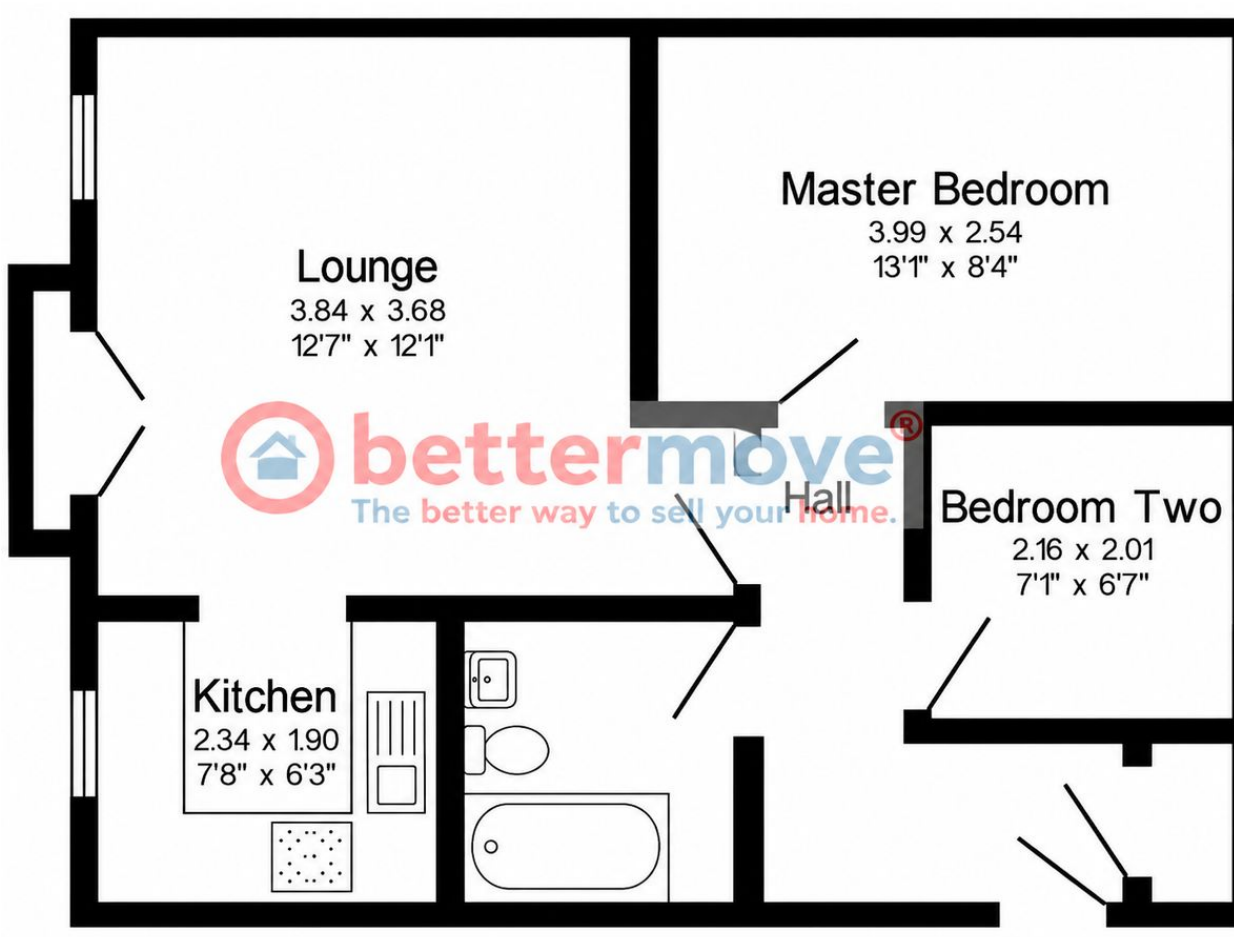








Floor Plan


Lounge
3.84 x 3.68
12'7" x 12'1"
Master Bedroom
3.99 x 2.54
13'1" x 8'4"
Hall
Bedroom Two
2.16 x 2.01
7'1" x 6'7"
Kitchen
2.34 x 1.90
7'8" x 6'3"
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Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C	80	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		71
(55 to 68) D	68	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		



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