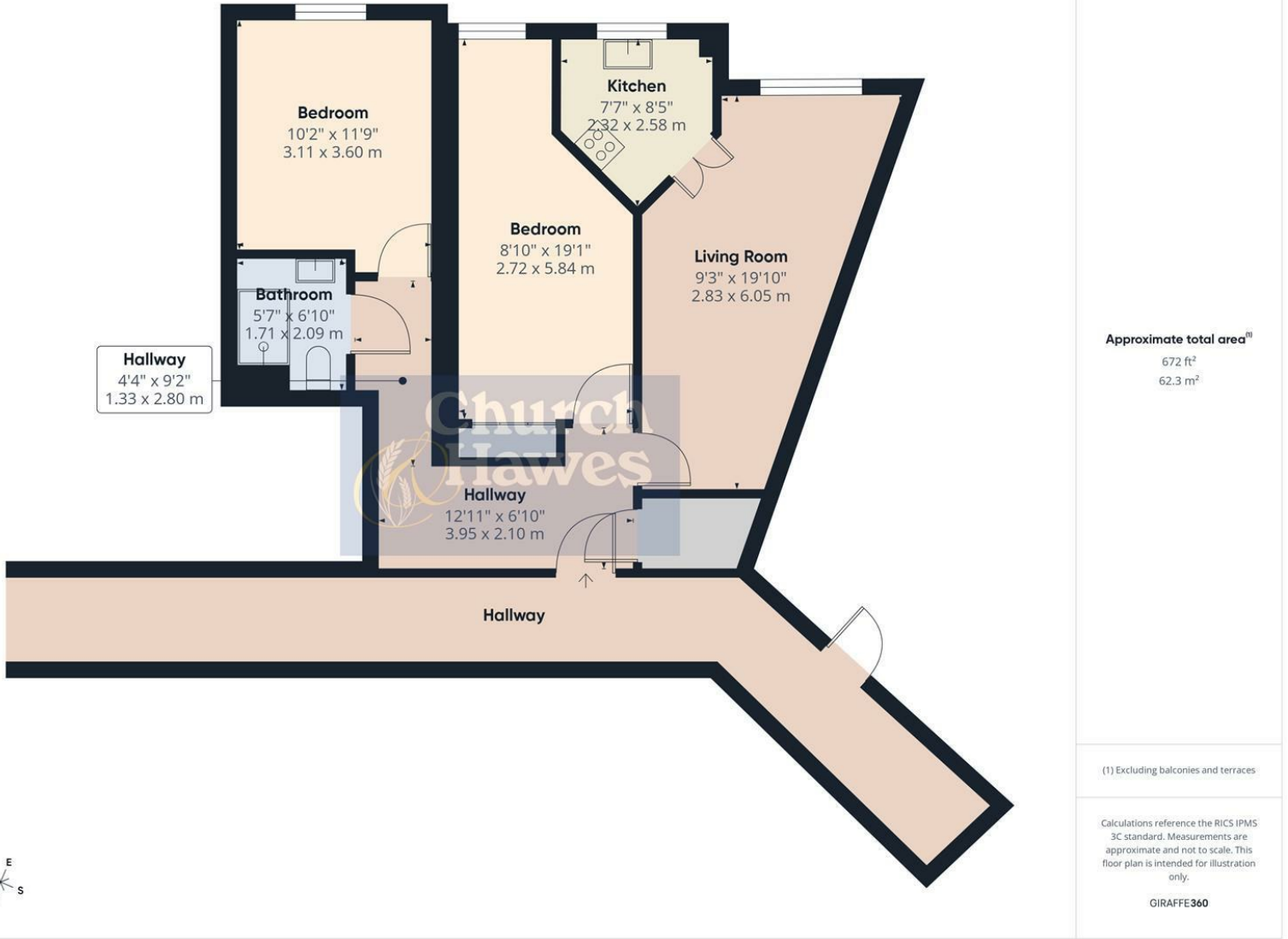
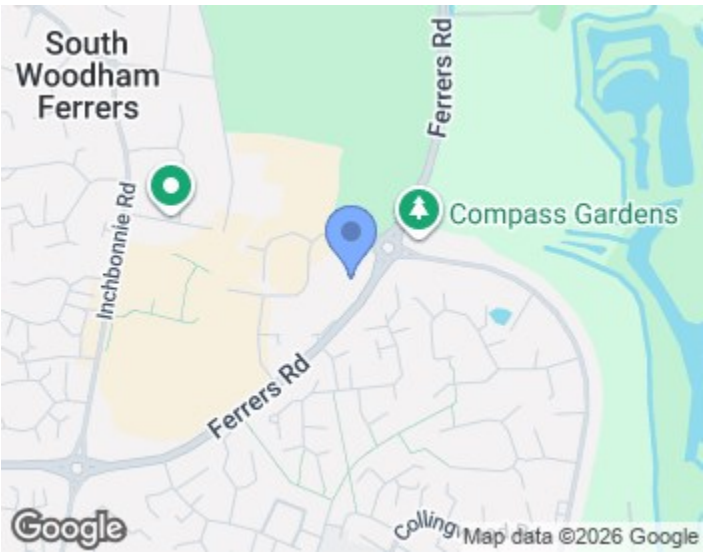




## 120 Tylers Ride, South Woodham Ferrers, Essex CM3 5ZT

Spacious third floor, two bedroom apartment set within this modern McCarthy & Stone retirement development overlooking the landscaped communal gardens, set within the heart of South Woodham Ferrers with its shops and amenities close to hand, this well presented property offers a good size lounge with feature fireplace, fitted kitchen, two bedrooms, refitted shower room, ground floor residents lounge with social gatherings organised daily, a communal laundry room, in house manager, 24 hour care-line, passenger lifts and security entry phone system. Offered for sale with no onward chain. Leasehold- EPC Rating B- Council Tax Band D

£185,000



THIRD FLOOR

HALL

L-shaped, coved cornice to smooth ceiling, built-in airing cupboard housing hot water tank, entry phone system.

LOUNGE 21'2" x 10'4" (6.45m x 3.15m)

PVCu double glazed window to rear, feature fireplace, coved cornice to smooth ceiling, wall mounted electric storage heater.

KITCHEN 7'7" x 7'1" (2.31m x 2.16m)

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 1 19'1" x 8'11<5' (5.82m x 2.72m<1.52m)

PVCu double glazed window to rear, built-in double wardrobe with mirror bi-fold doors, wall mounted electric storage heater, coved cornice to smooth ceiling.

BEDROOM 2 11'9" x 10'2" (3.58m x 3.10m)

PVCu double glazed window to rear elevation, coved cornice to smooth ceiling, wall mounted electric panel heater.

SHOWER ROOM

Refitted 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, heated towel rail, combined light and shaver point, extractor fan, coved cornice to smooth ceiling.

AGENTS NOTE 2

The property benefits from a COMMUNAL LOUNGE, COMMUNAL LAUNDRY ROOM & RESIDENTS ROOM plus 24 HOUR CARE-LINE, PASSENGER LIFTS and SECURITY ENTRY PHONE SYSTEM.

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.

- Third floor retirement apartment
- Two bedrooms
- Lounge with feature fireplace
- Passenger Lifts & Security entry system
- Kitchen
- Refitted shower room
- No onward chain
- Communal Residents Lounge
- Communal Laundry room
- Leasehold- EPC Rating B- Council Tax Band D

