



**Tallow Gate, South Woodham Ferrers CHELMSFORD CM3 5RX**

**welcome to**

**Tallow Gate, South Woodham Ferrers CHELMSFORD**

IDEAL FIRST TIME BUY. A well presented apartment situated in the POPULAR AREA OF SOUTH WOODHAM, offering BRIGHT AND COMFORTABLE LIVING, as well as ALLOCATED RESIDENTS PARKING and conveniently positioned CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.



**Entrance Porch**

Front door leading to :-

**Entrance Hall**

Herringbone flooring, doors to :-

**Lounge**

15' 4" max x 14' 1" ( 4.67m max x 4.29m )

Double glazed UPVC window to rear, contemporary radiator.

**Kitchen**

7' 7" x 5' 11" ( 2.31m x 1.80m )

Double glazed UPVC window to front, modern fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven, hob and extractor, space for washer/dryer and under counter fridge freezer.

**Bedroom**

14' 1" x 12' 6" max ( 4.29m x 3.81m max )

Double glazed UPVC window to front.

**Shower Room**

7' 7" max x 5' 11" ( 2.31m max x 1.80m )

Double glazed UPVC window to rear, modern white suite comprising shower, low level WC and vanity basin.

**Outside**

The development is set within attractive communal gardens.

**Parking**

Allocated parking space.



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welcome to

## Tallow Gate, South Woodham Ferrers CHELMSFORD

- One Double Bedroom
- Close to Shops and Amenities
- Close to Station
- Ideal for First Time Buyers
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Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 72.50

Ground Rent: 72.50

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1987.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £150,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
MLN104591 - 0004

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