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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 62 Tylers Ride, South Woodham Ferrers, CM3 5ZT Price £110,000

A well presented one-bedroom apartment gracing the first floor. Nestled within the prestigious McCarthy & Stone retirement community at the heart of South Woodham Ferrers, this residence enjoys convenient proximity to local shops and amenities. Encompassing a spacious living area, a well-appointed kitchen complete with modern appliances, a master bedroom featuring fitted wardrobes, and newly installed accessible shower room, this apartment offers both style and functionality. Your security is paramount, with a security phone entry system and an in-house careline alarm system integrated into the flat. Immerse yourself in the offerings of this vibrant over-60s development, which boasts amenities such as an elevator for easy access, a dedicated in-house manager, a communal lounge, a fully equipped communal kitchen, a convenient laundry room, and meticulously landscaped gardens. Indulge in a lifestyle of comfort and camaraderie within this exclusive development tailor-made for those who cherish the finest in retirement living. Tenure: Leasehold - Remaining Lease Term: 106 years - Ground Rent apx: £400.00 pa. Service charge apx: £3,3310.00 pa Council tax band: B. EPC rating: B.



**ACCOMMODATION**

**COMMUNAL LOUNGE**

**LAUNDRY ROOM**

**COMMUNAL KITCHEN**

**QUIET ROOM**

**FIRST FLOOR APARTMENT**

**HALLWAY**

**BATHROOM**

**LOUNGE/DINER: 17'7 x 12' (5.36m x 3.66m)**

**KITCHEN: 7'3 x 7' (2.21m x 2.13m)**

**BEDROOM: 12'4 x 9' (3.76m x 2.74m)**

**COMMUNAL GARDENS**

**AGENTS NOTE:**

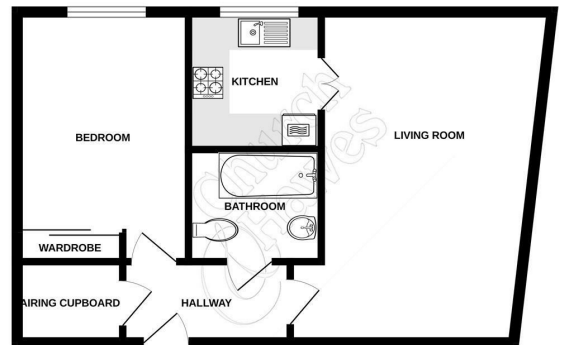
Agents Note & Money Laundering & Referrals

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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, internal spaces and the area for an independent and a reasonably prudent buyer to the best of their knowledge and belief. The services, systems and appliances shown have not been tested and no guarantee will be given appropriate to efficiency can be given.  
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