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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



38 Tallow Gate, South Woodham Ferrers, CM3 5RX

Price £195,000

Two bedroom ground floor apartment, well presented with wardrobes in both bedrooms, bathroom with white suite and electric shower, spacious lounge, adjoining kitchen with oven and hob, all with PVCu double glazed windows and electric heating. Externally there is allocated carport parking, visitors spaces and communal gardens. Situated conveniently for the town centre yet still accessible to the local rail station. Council Tax Band B. EPC Rating D.

Leasehold. OUR VENDOR WILL RENEW THE LEASE AT THEIR OWN COST. Service charge £1590.00 pa. Ground Rent £190.00 pa

Please note that there is a tenant in residence and that we understand a Section 8 notice has been served, please contact the office for any further updated information regarding this



LOUNGE 14'8 x 13'6 (4.47m x 4.11m)

PVCu double glazed window to front elevation, wall mounted electric heater, doors to all rooms, access to kitchen.

KITCHEN 10'3 x 6 (3.12m x 1.83m)

PVCu double glazed window to rear elevation, fitted with a range of eye and base level units, laminate work surfaces incorporating break fast bar, integrated electric oven & hob, concealed extractor hood, plumbing for washing machine,

BEDROOM ONE 10'6 x 8 (3.20m x 2.44m)

PVCu double glazed window to front elevation, range of fitted wardrobes, wall mounted electric heater

BEDROOM TWO 9'6 x 7'3 (2.90m x 2.21m)

PVCu double glazed window to rear elevation, fitted wardrobe.

BATHROOM

PVCu double glazed window to rear elevation, three piece white suite comprising panelled enclosed bath with shower over, pedestal wash hand basin, low level w.c., tiled to walls and floor, built in airing cupboard.

EXTERIOR

Expansive communal gardens, allocated car port.

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.

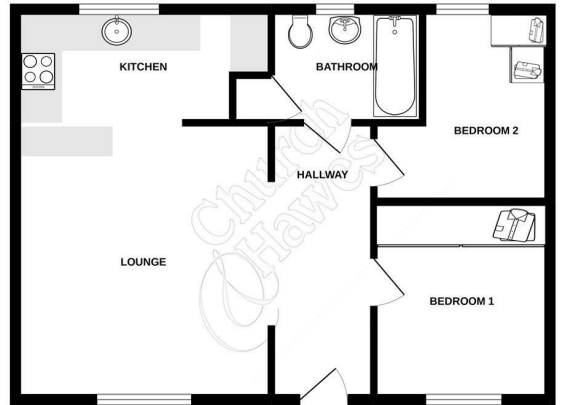
A verification fee payable in advance of £40 per person (including VAT) will apply.

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.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The accuracy, legibility and appropriateness of this plan has not been tested and no guarantee is made as to its accuracy or efficiency can be given. Plans will measure 1:500.

