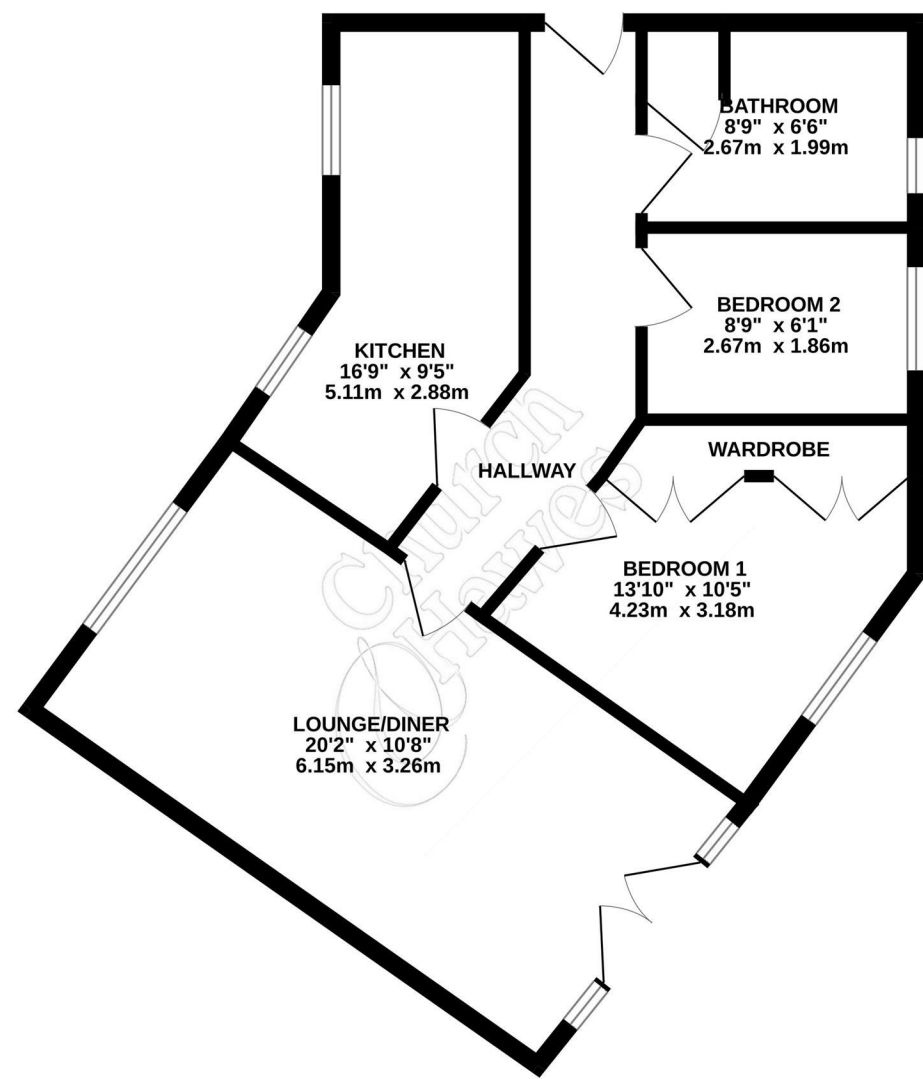


FIRST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.churchandhawes.com
19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF
Tel: 01245 329429
swf@churchandhawes.com

Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



54 Tallow Gate, South Woodham Ferrers, CM3 5RX

Presented to an excellent standard, this two bedroom first floor apartment is the perfect first time buyer property or for someone looking to downsize without compromise benefitting . The property has been updated and maintained by the current owners and is truly 'move in ready'. For peace of mind, there is a secure entryphone system and the added convenience of an allocated carport. Being located close to the town, the local supermarket and market square is a stones throw, whilst also being in walking distance of the railway station. Viewing comes highly recommended. Tenure: Leasehold - 86 Years Remaining. Council Tax Band: B - Ground Rent: £192 per annum - Service Charge: £1510 per annum.

Price £205,000

Accommodation

Communal Hallway

Entrance Hall 18'11 in depth (5.77m in depth)

Lounge/Diner: 19'8 x 10'8 (5.99m x 3.25m)

Kitchen: 16'9 x 6'2 (5.11m x 1.88m)

Bedroom One: 14'5 x 10'5 max (4.39m x 3.18m max)

Bedroom Two: 8'9 x 6'1 (2.67m x 1.85m)

Three Piece Bathroom

Communal Gardens

Carport

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.

- Spacious two bedroom apartment
- Good size lounge/diner
- Modern kitchen design
- Three Piece Bathroom
- Allocated carport
- Two spacious bedrooms
- Close to local amenities
- Easy access to station
- Excellent order throughout
- Tenure: Leasehold - 86 Years Remaining.
Council Tax Band: B - Ground Rent: £192 per annum - Service Charge: £1510 per annum.

