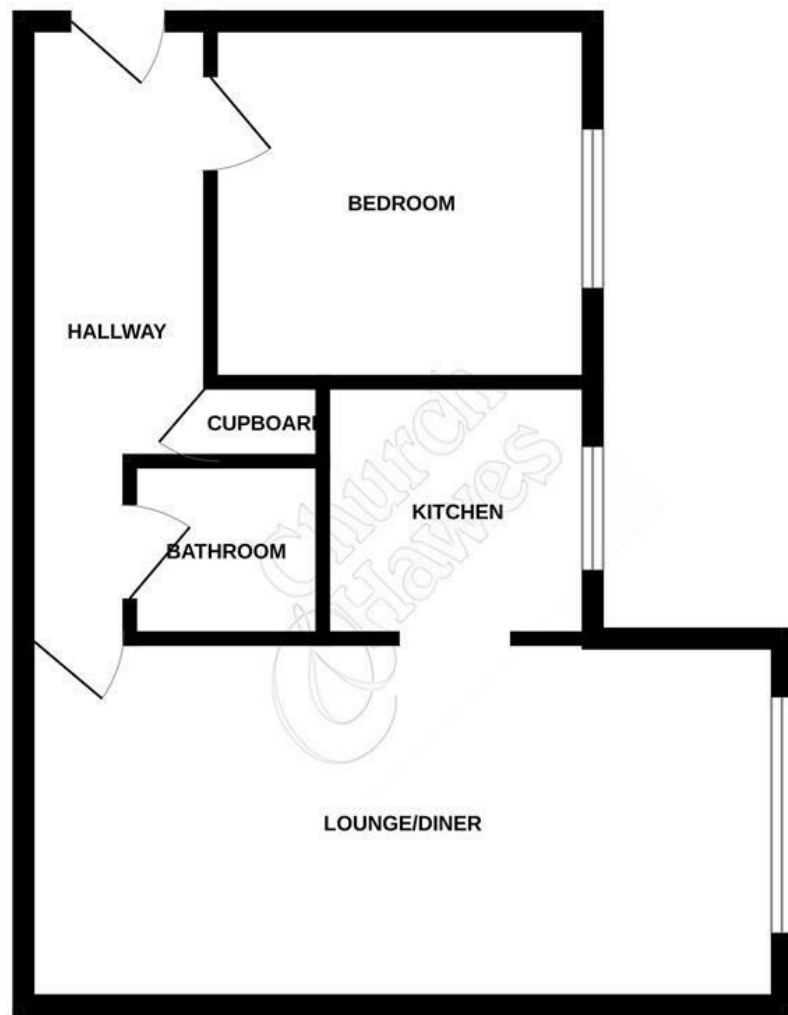


FIRST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 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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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 21 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX

Welcome to this well-appointed first floor apartment in the sought-after Tallow Gate development. This property is ideally suited to individuals or couples. The accommodation comprises a well-proportioned lounge/diner, a spacious double bedroom, and a modern bathroom. The property benefits from an allocated parking space for one vehicle in an allocated carport, a valuable amenity in this popular location. Residents enjoy excellent access to local amenities, with shops, cafes, and parks all within close proximity. The apartment's practical layout and desirable location make it an attractive proposition for those seeking a comfortable home in a vibrant community. Maintenance Charges - £1196 per annum - Brand New 180 Year Lease - Council Tax Band: B - EPC Rating: C.

**£175,000**

#### Hallway 16'6 x 5' (5.03m x 1.52m)

A welcoming hallway provides access to the various rooms of the property and features neutral décor and practical flooring, creating a bright and airy entrance space.

#### Bedroom 10'3 x 9'8 (3.12m x 2.95m)

This comfortable bedroom is filled with natural light from a large window and benefits from built-in wardrobes with mirrored doors and an integrated dressing area, offering ample storage and a practical space for getting ready.

#### Kitchen 7'3 x 6'6 (2.21m x 1.98m)

The kitchen is efficiently laid out with white cabinetry and contrasting work surfaces, complemented by a tiled splashback with a decorative pattern. It includes essential appliances and a window that lets in plenty of daylight, creating a bright and functional cooking area.

#### Lounge/Diner 20'4 x 9'10 (6.2m x 3m)

The lounge/diner is a spacious, inviting room with a large window allowing natural light to fill the space. It features a decorative fireplace as a focal point and neutral carpeted flooring, making it an ideal place for relaxing or entertaining.

#### Bathroom

The bathroom includes a traditional suite with a bathtub and shower over, a pedestal sink, and a WC. Tiled walls and flooring complete the space.

#### Carport

The property benefits from covered parking spaces arranged in a communal courtyard setting, providing sheltered and convenient parking for residents.

#### Communal Gardens

The exterior of the building features well-maintained communal gardens with neatly kept lawns and pathways, contributing to a pleasant and inviting environment around the property.

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.

- One bedroom apartment
- Spacious reception room
- Allocated carport parking space behind remote control electric security gates.
- Central location in South Woodham Ferrers
- Close to local amenities
- Easy access to transport links
- Ideal for singles or couples
- Bright and airy interior
- Secure entry system
- Brand New 180 Year Lease

