



29 Abbotsleigh Road, South Woodham Ferrers, Essex CM3 5SR

£140,000

Situated on the desirable Abbotsleigh Road in South Woodham Ferrers, this one-bedroom apartment offers an exceptional opportunity for investors or first-time buyers. As a full renovation project, the property serves as a blank canvas for complete personalisation and value addition. Benefiting from a long lease and no onward chain, it represents a straightforward acquisition with significant long-term potential. Tenure: Leasehold -152 years remaining - Council Tax Band: A - Service Charge: £1,511 - Ground Rent: £75 per annum EPC: C



Hallway

Lounge/Diner 17'4" x 15'8" (5.28m x 4.78m)

Kitchen 8'8" x 8'7" (2.63m x 2.61m)

Bedroom 13'3" x 8'8" (4.04m x 2.65m)

Bathroom 8'6" x 5'10" (2.58m x 1.78m)

Allocated Parking

Communal Gardens

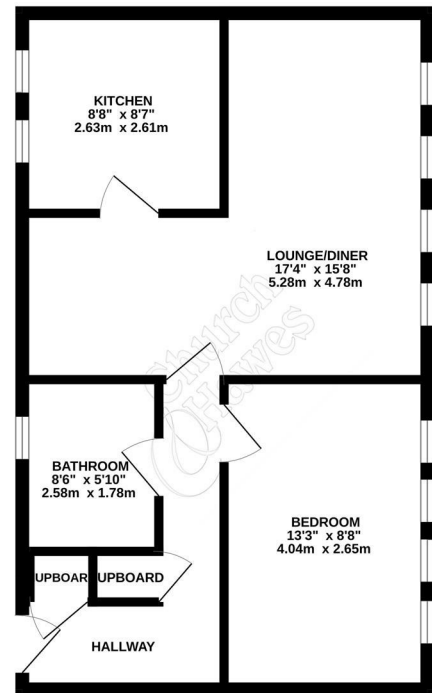
Agents Note & Money Laundering & Referrals

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.

SECOND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 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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