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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

48 Tylers Ride, South Woodham Ferrers, CM3 5ZT

Price £105,000

55% SHARED OWNERSHIP APARTMENT FOR SALE making this an ideal first time purchase; Spacious One double bedroom first floor apartment situated close to the town centre and local shops, boasting sealed unit PVCu double glazed windows, economy 7 heating, security entry phone system, white fitted bathroom, fitted kitchen and lounge/diner. Other benefits include communal garden, cycle storage, washing line and communal parking. Offered for sale with no onward chain. 14 secure parking spaces provided for 18 apartments. Leasehold 104 years remaining, EPC rating: B - Council tax band B. Some housing association criteria apply. (please note there is no rent payable on balance) NO CHAIN SALE.

ACCOMMODATION
Security intercom controlled door to communal hall, stairs rise to first floor, entrance door to:

HALL
Smooth plaster and coved ceiling, airing cupboard with light, security entry phone handset, doors to:

BATHROOM
Smooth plaster and coved ceiling,extractor fan, electric fan assisted heater, heated electric towel rail, white suite comprising. low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment, illuminated shaver light and socket, tiled to visible walls.

BEDROOM 16'10 x 9'5 max (5.13m x 2.87m max)
2 PVCu sealed unit double glazed windows to rear, smooth plaster and coved ceiling, electric storage radiator, walk in wardrobe.

LOUNGE 12'10 x 12'10 (3.91m x 3.91m)
PVCu sealed unit double glazed windows to front, smooth plaster and coved ceiling, electric storage radiator, laminate flooring, TV point, open plan to:

KITCHEN 8'10 x 5'10 (2.69m x 1.78m)
Smooth plaster and coved ceiling, fitted kitchen with white units and wood grain roll edge work surfaces comprising single drainer sink unit with mixer tap inset to work surface with cupboard and space under with plumbing for washing machine, 2 base and drawer units, 4 wall cupboards, tiled splash backs to work surfaces.

OUTSIDE
14 parking spaces accessed via electric barrier, lawned communal garden, bin storage area.

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

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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