

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



172 Tylers Ride, South Woodham Ferrers, Essex CM3 5ZE Price £179,995

NO CHAIN SALE. Church and Hawes are proud to offer this beautifully presented one bedroom apartment set on the second floor of this highly desirable development, centrally located within the heart of South Woodham Ferrers. This particular property boasts a modern fitted kitchen and bathroom plus large lounge/diner with private balcony. Other features include PVCu double glazed windows and French doors, electric wet system boiler installed in 2025 serving heating and hot water, security entry phone system, plus allocated covered car parking. An internal viewing comes highly recommended. Council Tax Band B. EPC Rating C. Tenure Leasehold. Length of Lease 137 years remaining. Ground Rent £309.05. Service/Maintenance Charge £1466.79 includes building insurance and water.



GROUND FLOOR

Security phone entry system, door to communal hallway with post boxes, stairs rise to first & second floors.

SECOND FLOOR

Entrance door to:-

HALL

Smooth plaster ceiling, radiator, security entry phone handset, built in airing cupboard housing hot water cylinder, doors to:

BATHROOM

Smooth plaster ceiling with, halogen downlights, extractor fan, radiator, white suite comprising low level w.c., vanity wash hand basin, panel enclosed bath with glazed screen and mixer taps and shower over, tiled splash backs, tiled to bath and shower, shaver point.

BEDROOM 10'6" x 10'5" (3.20 x 3.18)

PVCu double glazed window to front, radiator, smooth plaster ceiling, telephone point.

LOUNGE/DINER 17'6" x 14'4" (5.33 x 4.37)

PVCU double glazed window to front, PVCu double glazed French style doors leading onto wrought iron decked balcony, two radiators, smooth ceiling, TV point, opening to kitchen.

BALCONY

South facing with wrought iron balustrade and decking.

KITCHEN 9'5" x 7' (2.87m x 2.13m)

Smooth plaster ceiling, LED downlights, Pear wood style fitted kitchen comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard and space with plumbing for washing machine under, adjacent work surface with cupboards under, inset 4 ring stainless steel 4 ring gas hob, stainless steel splash back, extractor fan over and electric oven under, double base and drawer unit, 7 wall cupboards.

CAR PARKING

Allocated under building vehicle space. We understand 'EV vehicle' charging points are being installed.

COMMUNAL FACILITIES

Bike store.

Bin store.

AGENTS NOTE

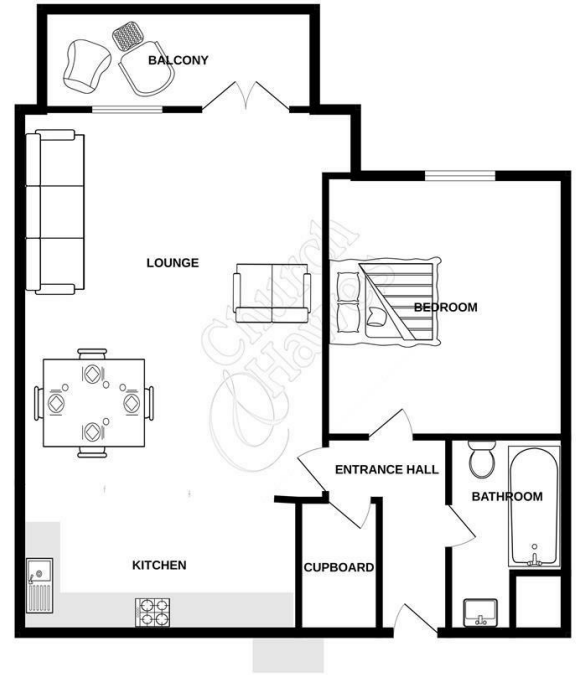
Agents Note & Money Laundering & Referrals

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



While 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagon ©2025

