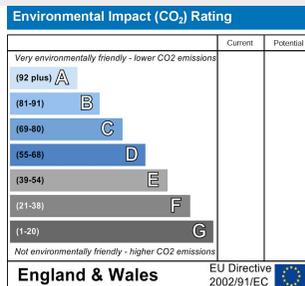
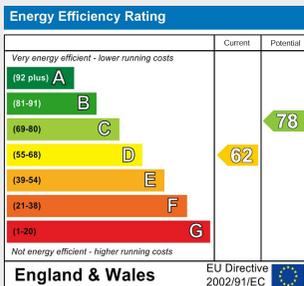
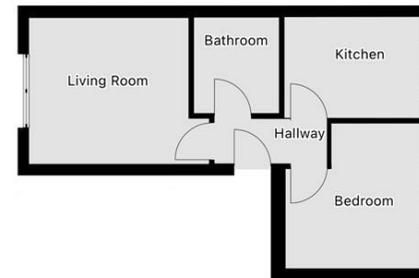


Paul Mason Associates

Thornborough Avenue, South Woodham Ferrers, CM3 5FW
Guide price £160,000

- No Onward Chain
- Recently Renovated
- One Bedroom
- Newly Fitted Kitchen
- Double Bedroom
- Refitted Family Bathroom
- Security Entry Phone System
- Close Proximity To Train Station
- Allocated Parking
- EPC - D

Guide Price £160,000 - £170,000....This well presented one bedroom apartment is located in South Woodham Ferrers which is a small town surrounded by countryside, there is a nature reserve and beautiful walks along the River Crouch as well as boasting many amenities. To name a few, there is a library, sports centre, leisure centre with a swimming pool, parks, public houses, restaurants, supermarkets, The Call of The Wild Zoo and Marsh Farm. The town also benefitting from a train station with London Liverpool Street being less than an hours travel time. The accommodation includes lounge, newly fitted kitchen, double bedroom and a new family bathroom. Externally, there is allocated parking and visitors parking, Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Distances

South Woodham Railway

Station - 0.5 miles

South Woodham Ferrers High

School - 0.2 miles

Chelmsford City Centre - 13.5

miles

Southend (London) Airport -

14.0 miles

(All mileages are approx.)

Accommodation

GROUND FLOOR

Communal Entrance

Security entrance system. Door to :-

Entrance Lobby

Entrance door. Coved ceiling.

Intercom door entry system.

Wood effect flooring. Oak door opening to :-

Lounge

4.3m x 3m (14'1" x 9'10")

Double glazed window to front.

Coved ceiling. Electric radiator.

Kitchen

3m x 2m (9'10" x 6'6")

Double glazed window to rear.

Coved ceiling. Modern units

fitted to eye and base level.

Stone effect work surfaces. Sink

and drainer, Tiled walls. 4 ring

hob with extractor over. Electric

oven. Integrated fridge/freezer.

Space for washing machine.

Airing-cupboard. Wood effect flooring.

Bedroom One

3m x 2.9m (9'10" x 9'6")

Double glazed window to rear.

Coved ceiling. Electric radiator.

Bathroom

1.8m x 1.8m (5'10" x 5'10")

Three piece suite comprising

panelled bath with attachments,

low level WC and vanity wash

hand basin with storage below.

Fully tiled walls. Wood effect

flooring. Demister mirror.

Heated towel rail.

Lease Details

We have been advised by our

seller that the lease remaining is

approx 950 years. Costs for

service charge are approx.

£1,735 per annum. Buyers must

take these figures as only a

guide and investigate these fully

with their legal representative.

Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

Viewings

Strictly by appointment only

through the selling agent Paul

Mason Associates 01245

382555.

Important Notices

We wish to inform all

prospective purchasers that we

have prepared these particulars

including text, photographs and

measurements as a general

guide. Room sizes should not be

relied upon for carpets and

furnishings. We have not

carried out a survey or tested

the services, appliances and

specific fittings. These

particulars do not form part of a

contract and must not be relied

upon as statement or

representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

