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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



136 Tylers Ride, South Woodham Ferrers, CM3 5ZT

£165,000

A beautifully presented, third floor over 60's retirement property. Built by Messrs McCarthy & Stone and owned from new, the property has been lovingly maintained by its owner. The property benefits include a lounge/diner, good size double bedroom with built in storage, good size fitted kitchen and shower room. From the lounge/diner are far reaching views over a very pleasant landscape. To the ground floor is the residents lounge, a communal laundry room, in house manager, 24 hour care-line, passenger lifts and security entry phone system. Offered for sale with no onward chain.

Council tax band B

EPC rating: C

Tenure: leasehold

Ground Rent: TBC

Maintenance Charges: TBC



Third Floor Accessed via Lift or Stairs

Entered via solid door with spy hole leading into spacious entrance hall.

Entrance Hall

Coved to smooth ceiling, wall mounted entry phone handset, built in storage cupboard housing hot water tank. doors to all rooms.

Bedroom 13'6 x 9'2 (4.11m x 2.79m)

PVCu double glazed window to rear aspect, coved to smooth ceiling, built in mirror fronted double wardrobe, wall mounted storage heater.

Shower Room

Three piece suite comprising double shower cubicle, wash hand basin, low level w.c, tiled to walls, extractor fan, wall mounted heater. Smooth Ceiling.

Lounge 16'1 max x 11'5 (4.90m max x 3.48m)

PVCu double glazed window to rear aspect, coved to smooth ceiling, wall mounted storage heater, double doors to kitchen.

Kitchen 10'1 x 6'1 (3.07m x 1.85m)

Fitted with a range of eye & base level units, coordinating laminate work surfaces with inset single drainer sink unit, inset electric hob with extractor fan over, integrated electric oven, space for fridge/freezer, PVCu double glazed window to front elevation.

Communal Lounge

Resident communal lounge with kitchen, and house keepers office.

Laundry Room

Three washing machines, Three tumble dryers which can be used at residents' convenience.

Residents Room

Further room available which can be used for functions.

Communal Gardens

Landscaped communal gardens, lawn and flower beds, paved seating areas.

Agents Note

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm

