

www.churchandhawes.com

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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



134 Tylers Ride, South Woodham Ferrers, Essex CM3 5ZT

£170,000

Third floor, one bedroom apartment offered for sale with immediate vacant possession. Situated within this modern McCarthy & Stone development suitable for residents over the age of 60's. Set within the heart of South Woodham Ferrers, this property benefits from modern airy living accommodation to include lounge with adjacent fitted kitchen, fully tiled shower room, bedroom with built in wardrobe plus a ground floor residents lounge with social gatherings organised daily, communal laundry room, in house manager, passenger lift, security entry phone system and landscaped communal gardens. Leasehold. Council tax band B EPC rating: C Service charge £2709.48 per annum Ground Rent £395 per annum



ENTRANCE HALLWAY

Modern electric heater, coved cornice to smooth ceiling, entry phone system built in storage cupboard housing hot water cylinder, paneled doors to all rooms.

BATHROOM

Modern shower unit with power shower incorporating body jets, glazed screen door, wash hand basin with cupboard under, low level w.c, fully tiled to walls, vinyl flooring, Dimplex heater, additional heated towel rail, extractor fan.

BEDROOM 15'7" x 11'0" (4.75 x 3.35)

PVCu double glazed window to front elevation, built in double wardrobe cupboard with mirror doors, wall mounted electric heater.

LOUNGE 16'2" x 10'2" (4.93 x 3.10)

Two PVCu double glazed windows to front elevation, two wall mounted electric heaters, coved cornice to smooth ceiling, built-in storage cupboard, two glass doors into: -

KITCHEN 10'0" x 8'10" (3.05 x 2.69)

PVCu double glazed window to front elevation, fitted with a range of eye and base level units, laminate work surface inset stainless steel single drainer sink unit, built in oven and hob with extractor hood over, space for fridge.

EXTERIOR

COMMUNAL LANDSCAPED GARDENS

COMMUNAL AREAS

There is a COMMUNAL RESIDENTS LOUNGE, LAUNDRY ROOM, PASSENGER LIFTS and MOBILITY SCOOTER PARKING.

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 enquiries 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.

