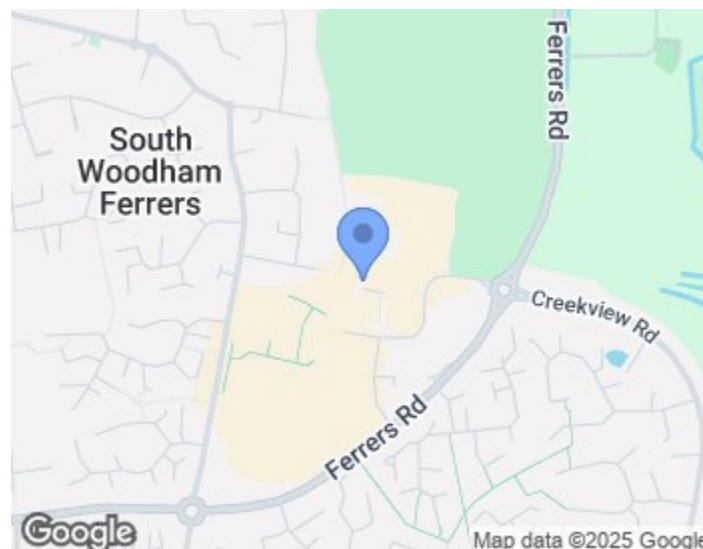
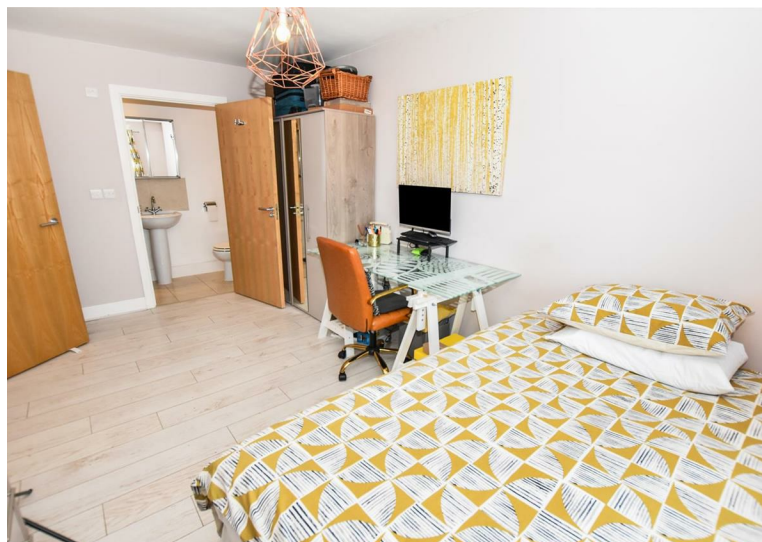


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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



## 13 Trinity Row, South Woodham Ferrers, CM3 5DE

A simply stunning three bedroom duplex apartment formally the show flat of this ever popular residential development. Centrally located within the heart of South Woodham Ferrers this home offers spacious living accommodation set over two floors to include an impressive lounge with modern open plan kitchen both offering far reaching panoramic views over surrounding countryside. Other features include en suite shower room, further family bathroom, master bedroom with bespoke fitted wardrobes, PVCu double glazed windows, security entry phone system, plus allocated car parking. A showcase apartment that deserves a closer look.

Leasehold 107 years remaining, Council tax band D, EPC rating D.

**Offers in excess of £280,000**

**ENTRANCE**

Communal entrance door with security entryphone system leading to lobby, porcelain tiled floor, post boxes, stair rise to top floor.

**HALLWAY**

Entered via solid door to L shape hallway, smooth ceiling with in set spot lighting, laminate flooring, entry phone handset, stairs rising to top floor, built in storage cupboard, further built in airing cupboard housing hot water cylinder.

**LOUNGE/KITCHEN 26'6 x 17'10 (8.08m x 5.44m)**

Large modern open plan room incorporating lounge & kitchen, four PVCu double glazed windows to three elevations, smooth ceiling, laminate flooring with under floor heating. open plan to kitchen. KITCHEN: Fitted with a range of eye and base level units incorporating laminate work surfaces, inset 1 &1/2 bowl sink unit with mixer tap, integrated electric oven, halogen hob with extractor hood over, integrated dish washer, washing machine, fridge & freezer.

**BATHROOM**

Three piece white suite comprising paneled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, smooth ceiling with inset spot lights, extractor fan.

**BEDROOM ONE 15'5 x 9'8 (4.70m x 2.95m)**

PVCu double glazed window to rear elevation, smooth ceiling , door to en suite shower room.

**EN SUITE SHOWER ROOM**

Enclosed shower cubicle, pedestal wash hand basin, low level w.c, porcelain tiled floor, extractor fan.

**BEDROOM THREE 9'8 x 8'7 (2.95m x 2.62m)**

PVCu double glazed french style doors to rear elevation, walk in wardrobe, laminate flooring, smooth ceiling.

**TOP FLOOR**

**LANDING 6'8 x 5'7 (2.03m x 1.70m)**

Door leading to bedroom two

**BEDROOM TWO 17'8 x 12' (5.38m x 3.66m)**

Velux window to front elevation, range of custom made fitted wardrobes to one wall, laminate flooring.

**EXTERIOR**

Allocated car parking for one vehicle.

**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.

- TOP FLOOR DUPLEX APARTMENT
- THREE BEDROOMS
- LARGE LOUNGE WITH OPEN PLAN KITCHEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- BATHROOM
- SECOND BEDROOM WITH BUILT IN WARDROBES
- PVCu DOUBLE GLAZED WINDOWS AND DOORS
- UNDER FLOOR HEATING WITHIN THE LOUNGE
- ALLOCATED CAR PARKING
- LEASE HOLD, 107 YEARS REMAINING. COUNCIL TAX BAND D EPC RATING TBC

