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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



45 The Rowans Wayletts, Leigh-On-Sea, Essex SS9 4ED Price £185,000

Refurbished 2nd floor, two bedroom apartment, situated within a purpose built residential development conveniently situated close to Belfairs woods and golf course plus, local shops with quick access to A127 (Southend-London). This property features a modern bathroom & kitchen, spacious lounge, double glazed windows, allocated car parking, and communal gardens. To be sold with no onward chain. EPC rating C. Council tax band C. Leasehold. 95 years remaining. £1,800 p.a service charge to include water bills. Ground rent £168.p.a.



GROUND FLOOR

Communal entrance hall, carpeted stairway, stairs to first and second floors.

SECOND FLOOR

Door with spy hole to: -

HALLWAY

'L' shape, wall mounted electric storage heater, entry phone handset, built in-storage cupboard also built-in airing cupboard housing pressurised water tank.

BEDROOM ONE 16'4" x 8'10"<5'9" (4.98m x 2.69m<1.75m)

Double glazed window to front, electric radiator, laminate floor, TV point.

BEDROOM TWO 9'10" x 7'1" (3.00m x 2.16m)

Double glazed window to front, laminate floor, electric radiator.

BATHROOM

Modern white three piece suite comprising panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, low level w.c., ceramic tiling to bath area, ceramic tiled floor, extractor fan, chrome heated towel rail.

LOUNGE 15'3" x 10'8" (4.65m x 3.25m)

Double glazed bay window to front, laminate floor, electric storage heater, door to: -

KITCHEN 7'10" x 6'7" (2.39m x 2.01m)

Modern fitted kitchen comprising white high gloss eye and base level units, laminate work surface, ceramic tiled splash backs, inset stainless steel single drainer sink unit with mixer tap, integrated electric oven, hob and extractor hood over, space for fridge/freezer, plumbing for washing machine, extractor fan, ceramic tiled floor.

EXTERIOR

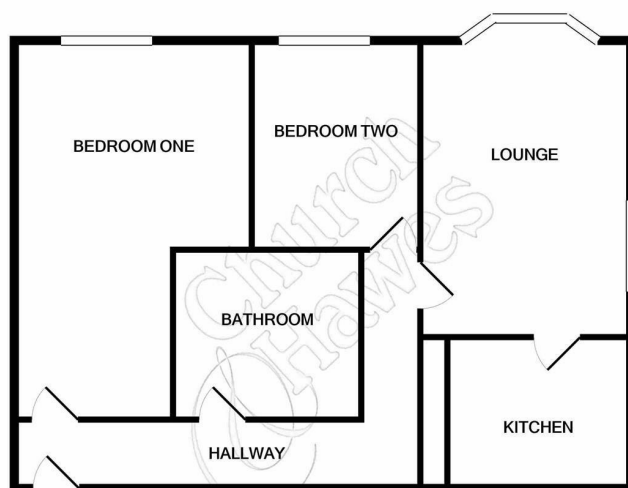
ALLOCATED CAR PARKING

COMMUNAL GARDENS

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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