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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



54 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX

Price £205,000

Situated just 0.7 miles from South Woodham Ferrers rail station and a short walk from the town centre, shops and amenities, this first floor, two bedroom leasehold apartment, boasts an impressive dual aspect lounge/diner with juliet balcony, overlooking the communal gardens, refitted kitchen, refitted white family bathroom, sealed unit PVCu double glazed windows and doors, security entry phone system and economy 7 heating. Other benefits include, entrance hall, allocated carport and visitors parking. An ideal first time or investment purchase. Call now to avoid disappointment. Leasehold vendor advises 89 years remaining, Ground Rent £150 p.a Service Charge £1,500 p.a Council tax band B. EPC rating C



GROUND FLOOR

Security entry controlled communal door leading to hallway, with stairs rising to first and second floor.

FIRST FLOOR

Entered via solid timber entrance door leading to: -

HALL

Textured ceiling security entry phone control system, consumer units, wall mounted storage heater, telephone point, fitted carpet, doors to:-

FAMILY BATHROOM

Sealed unit PVCu obscure double glazed window to rear, textured ceiling, built-in airing cupboard, re-fitted modern white three piece suite, comprising low level w.c., wash hand basin with mixer tap, vanity unit with cupboards under, panel enclosed bath with mixer tap and shower over, glazed splash screen, electric ladder rail radiator, electric shaver point, tiled to walls.

BEDROOM 2 8'9" x 6'2" (2.67m x 1.88m)

Sealed unit PVCu double glazed window to rear, textured ceiling, wall mounted electric heater, fitted carpet.

BEDROOM 1 14'6" max x 8'8" (4.42m max x 2.64m)

Sealed unit PVCu Double glazed window to rear, textured ceiling, wall mounted convector heater, built-in floor to ceiling wardrobes with sliding mirror fronted doors to one wall, fitted carpet.

KITCHEN 16' x 6'3" (4.88m x 1.91m)

Two sealed unit PVCu double glazed windows to front, textured ceiling, wall mounted fan heater, re-fitted with a compressive range of eye and base level units, with complementing work surfaces, inset stainless steel sink drainer with mixer tap, with cupboards and storage space under, one drawer pack, inset electric hob with oven under and extractor hood over, large larder type storage cupboard, space for fridge freezer, space and plumbing for washing machine, tiled backsplash.

LOUNGE/DINER 20' x 10'10" (6.10m x 3.30m)

Dual aspect with sealed unit PVCu double glazed French doors and side windows to Julie balcony, sealed unit PVCu double glazed window front, coved cornice to textured ceiling, wall mounted storage heater and convector heater, television point, fitted carpet.

EXTERIOR

CARPORT

Single allocated carport, situated to the front of the development.

COMMUNAL GARDENS

Perimeter wrought iron railings, mainly laid to lawn with flower and shrub beds, trees, and picnic benches, communal bin storage area and visitors parking spaces.

COMMUNAL BIKE SHED

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.



Total area: approx. 609.1 sq. feet

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