

www.churchandhawes.com

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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 102 Tylers Ride, South Woodham Ferrers, CM3 5ZT Price £140,000

Delightful & spacious one bedroom second floor apartment overlooking the communal gardens, located within this popular McCarthy & Stone retirement development within the heart of South Woodham Ferrers, local shops and amenities close to hand. Features include good size lounge, fitted kitchen with appliances, main bedroom with fitted wardrobes and shower room, security phone entry system and careline alarm system within the flat, the Communal facilities include passenger lift, in house manager. communal lounge, quiet room, kitchen, laundry room and gardens. Over 60's Development. Tenure: Leasehold unexpired term apx: 106 years remaining. Ground Rent apx: £400.00 pa. Service charge apx: £3,3310.00 pa Council tax band: B. EPC rating: B



## ACCOMODATION

Security controlled entrance with key pad and electronic override for ease of access to:

## COMMUNAL LOUNGE

## COMMUNAL KITCHEN

## QUIET ROOM

## WASHING ROOM

## LIFT

2 Independent staircases/fire escapes

## SECOND FLOOR

Entrance door to:

## HALL

Smooth plaster and coved ceiling, careline alarm, door entry control, airing cupboard, doors to:

## SHOWEROOM

Smooth plaster and coved ceiling, extractor fan, heated electric towel rail, white suite comprising: vanity wash hand basin, low level WC, walk in shower with glazed sliding door and screens, hand/grab rails, tiled to all visible walls, careline alarm button.

## BEDROOM 12'8 x 9'1 (3.86m x 2.77m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, E7 heater, TV point, careline alarm cord, built in mirror front wardrobe.

## LOUNGE 18'11 x 18 < 6'2 (5.77m x 5.49m < 1.88m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, E7 heater, TV point, careline alarm cord, feature fire place with raised hearth, display mantle over and inset electric fire, double doors to:

## KITCHEN 7'9 x 7'8 (2.36m x 2.34m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, fan assisted heater, careline alarm cord, fitted kitchen with white goods to remain, oven hob, extractor fan, fridge and freezer. Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboards and space under, adjacent work surface with inset 4 ring electric hob, extractor fan over, drawers and cupboards under, double base and draw unit, floor to ceiling cupboard housing eye level electric oven with cupboards above and below, 7 wall cupboards, tiled splash backs to worksurfaces.

## OUTSIDE

Attractive communal gardens and seating area.  
Communal carport parking areas 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 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.

