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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



82 Tylers Ride, South Woodham Ferrers, CM3 5ZT Price £200,000

An exceptionally well presented spacious first floor, two bedroom apartment set within this modern McCarthy & Stone retirement development overlooking the landscaped communal gardens, set within the heart of South Woodham Ferrers with its shops and amenities close to hand, this particular property offers a good size lounge with feature fireplace, fitted kitchen, two bedrooms, modern re fitted shower room, ground floor residents lounge with social gatherings organised daily, a communal laundry room, in house manager, 24 hour care-line, passenger lifts and security entry phone system. Offered for sale with no onward chain. Leasehold Council tax band D Service Charge TBC



FIRST FLOOR

Entered via solid door with spy hole into spacious entrance hall.

ENTRANCE HALL

Wall mounted security entry phone handset, storage heater, two built in storage cupboards, further built in airing cupboard housing hot water tank.

LOUNGE 23'4 x 12'3 (7.11m x 3.73m)

PVCu double glazed window to rear elevation, feature fire place with raised hearth and electric coal & flame effect fire, wall mounted storage heater, emergency pull cord, glazed double doors to kitchen.

KITCHEN 7'6 x 7'3 (2.29m x 2.21m)

PVCu double glazed window to rear elevation, fitted with a range of eye & base level units, laminate work surface, inset sink unit, integrated electric oven, integrated electric hob with extractor fan over, plumbing for washing machine, space for fridge/freezer, Care line pull cord.

BEDROOM ONE 13'3 x 9'4 (4.04m x 2.84m)

PVCu double glazed window to rear elevation, built in wardrobes with folding mirror doors, shelving & hanging space, illuminated light switch, wall mounted storage heater, coved ceiling.

BEDROOM TWO 13'8 x 9'3 (4.17m x 2.82m)

PVCu double glazed window to rear, illuminated light switch, convector heater, care line pull cord, coved ceiling.

SHOWER ROOM

Tiled and fitted with a suite comprising walk in shower cubicle, w.c with low level flush, vanity unit, wall mounted electric heater.

COMMUNAL LOUNGE

Resident communal lounge with kitchen, and house keepers office.

LAUNDRY ROOM

Three washing machines, Three tumble dryers which can be used at residents' convenience.

SECONDARY RESIDENTS ROOM

Further room available which can be used for functions.

COMMUNAL GARDENS

Landscaped 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 – Sunday 10am-1pm

