



70 Tylers Ride, South Woodham Ferrers, Essex CM3 5ZT

Price £99,000

Spacious one bedroom first floor apartment for the over 60's, set within this modern McCarthy & Stone retirement development with landscaped communal gardens, situated within the heart of South Woodham Ferrers with its shops and amenities close to hand, this well presented property offers a good size lounge with feature fireplace, fitted kitchen, bedroom with fitted wardrobes, shower room, communal facilities include ground floor residents lounge and quiet room a communal laundry room, in house manager, 24 hour care-line, passenger lift and security entry phone system, externally there is vehicular and buggy parking. Offered for sale with no onward chain. EPC rating: B. Council tax band: B. Tenure: Leasehold: 109 years remaining apx. Service Charge £3302.42 (including building insurance and water) p.a. apx. Ground Rent £400 p.a. apx.



FIRST FLOOR

HALLWAY

Coved cornice to smooth plaster ceiling, fitted carpet, security control, airing cupboard housing water cylinder, fuse box, doors to: -

BATHROOM

Coved cornice to smooth plaster ceiling, extractor fan, warm air heater, white suite comprising dual flush low level w.c., wash hand basin inset to vanity, shower cubicle with sliding doors, fully tiled, heated towel rail, electric shaver point.

BEDROOM 13'5" x 9' (4.09m x 2.74m)

Sealed unit PVCu double glazed window to front, coved cornice to smooth ceiling, storage heater, TV point, FM point, telephone point, fitted carpet, mirror fronted double wardrobe.

LOUNGE/DINER 18' x 18'4" <11'10" max. (5.49m x 5.59m <3.61m

max.)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, fitted carpet, TV and FM point, telephone point, storage heater, feature fireplace, electric fan heater, double door to: -

KITCHEN 8'1" x 7'7" (2.46m x 2.31m)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, fan heater, stainless steel sink drainer with mixer tap, two cupboards below, space and plumbing for fridge and freezer, electric four ring hob, electric oven, extractor hood, seven eye units, two cupboards with drawers, tiled splashbacks.

COMMUNAL LOUNGE

Resident communal lounge with kitchen, and house keepers office.

LAUNDRY ROOM

With washing machines and tumble dryers.

RESIDENTS 'QUIET' ROOM

Further room available which can be used for functions.

OUTSIDE

Communal gardens and sitting areas.

PARKING

Car and buggy 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 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.

Ground Floor



Total area: approx. 500.7 sq. feet

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