

www.churchandhawes.com

19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF

Tel: 01245 329429

swf@churchandhawes.com

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



50 Bucklebury Heath, South Woodham Ferrers, Essex CM3 5ZU

Guide price £165,000

TO BE SOLD WITH NO ONWARD CHAIN OF SALES. Ground floor 1 bedroom apartment situated in a purpose built development constructed in the mid 80's by messrs DL & P Luck. The spacious accommodation offers a dual aspect lounge, 'Pear wood' style kitchen, wet room, large hallway and good size bedroom, all with PVCu double glazed windows and electric heaters, externally there are communal gardens and allocated parking with additional visitors parking. Council Tax Band: A. EPC Rating D. Ground Rent Apx £120.00 pa. Service Charge Apx £1300.00 pa. Unexpired Lease Term 161 year apx. MUST BE SEEN. IDEAL FIRST PURCHASE, INVESTMENT, BUY TO LET OR RETIREMENT OPPORTUNITY.

Please note, library photos have been used.



ACCOMMODATION

COMMUNAL ENTRANCE HALL

Door to communal hallway, entrance door to:

HALLWAY

2 PVCu sealed unit double glazed windows rear, textured ceiling, E7 radiator, doors to:

BEDROOM 14'3 x 8'5 (4.34m x 2.57m)

PVCu sealed unit double glazed windows front, textured ceiling, convector radiator,

WET ROOM

Textured Ceiling, electric fan assisted heater, extractor fan, White suite comprising: Low level WC, pedestal wash hand basin, electric wall mounted Mira Shower, apx 2/3 tiled walls and sealed floor.

LOUNGE 17'10 x 9'1 (5.44m x 2.77m)

2 PVCu sealed unit double glazed windows to front and rear, smooth plaster and coved ceiling, electric wall fire, TV point, built in storage cupboard, door to:,

KITCHEN 7'5 x 6'9 (2.26m x 2.06m)

PVCu sealed unit double glazed window to front, textured ceiling, fan assisted wall heater, 'Pear Wood' style kitchen comprising: single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard and storage space under with plumbing for washing machine, adjacent work surface with inset 4 ring ceramic hob and electric oven under, draws and cupboards, 5 wall cupboards, tiled splash backs to work surface, airing/storage cupboard.

OUTSIDE

ALLOCATED & VISITORS PARKING

COMMUNAL GARDENS

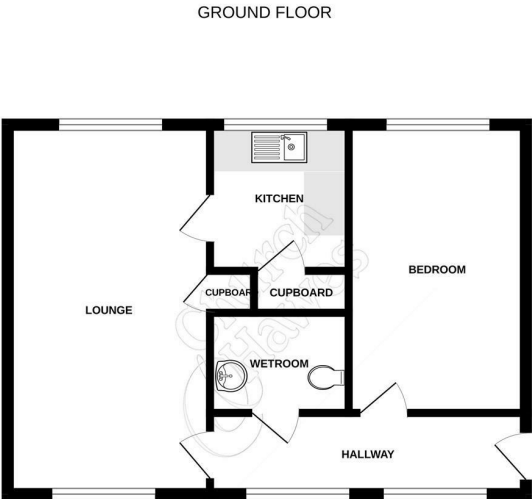
AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The dimensions, fixtures and appliances shown hereon are to the best of our knowledge and no guarantee as to their accuracy or efficiency can be given. Plans will illustrate 12022.

