

[www.churchandhawes.com](http://www.churchandhawes.com)

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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 8 Dawberry Place, South Woodham Ferrers, Essex CM3 5ZQ

### Price £215,000

Offered for sale with no onward chain, this well presented two bedroom ground floor apartment is situated within an ever popular development backing directly onto a nature reserve with Marsh Farm also close by. This particular property features a modern fitted kitchen, re-fitted white shower room, PVCu double glazed windows, good size lounge with double doors leading out to its own private patio area, with communal garden and allocated car parking next to the apartment. Leasehold 160 years remaining. EPC rating D, Council tax band B. Service charge £1,620 p.a. Ground rent £200p.a.





## GROUND FLOOR

Security phone entry control door to: -

## PORCH

Textured ceiling, door to: -

## HALL

Coved cornice to textured ceiling, convector radiator, airing cupboard with lagged copper cylinder.

## SHOWER ROOM

Obscure PVCu sealed unit double glazed window to front, fan assisted wall heater, fully tiled walls and floor, white suite comprising low level w.c., vanity wash hand basin with cupboard under, Quadrant shower cubicle, shaver point.

## BEDROOM 1 12'7" x 9'9" (3.84m x 2.97m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, convector radiator, fitted wardrobes to one wall.

## BEDROOM 2 9'8" x 9'8" (2.95m x 2.95m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, convector radiator.

## LOUNGE 14'10" x 10'7" (4.52m x 3.23m)

PVCu sealed unit double glazed window to side, PVCu sealed unit double glazed window to rear and door and patio area leading to communal gardens, two convector radiators, TV and telephone points, security phone entry control, double doors to: -

## KITCHEN 9' x 8'2" (2.74m x 2.49m)

PVCu sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, tiled floor and tiled splashbacks, refitted Ash style kitchen comprising single drainer stainless steel sink unit with mixer tap inset work surface with drawer and cupboard under, storage space under, plumbing for a washing machine, two base units forming cooker recess, floor to ceiling larder cupboard, four wall cupboards.

## EXTERIOR

OWN OUTSIDE PATIO AREA,  
ALLOCATED CAR PARKING ADJACENT TO PROPERTY,  
LANDSCAPED COMMUNAL GARDENS.  
VISITOR CAR PARKING.

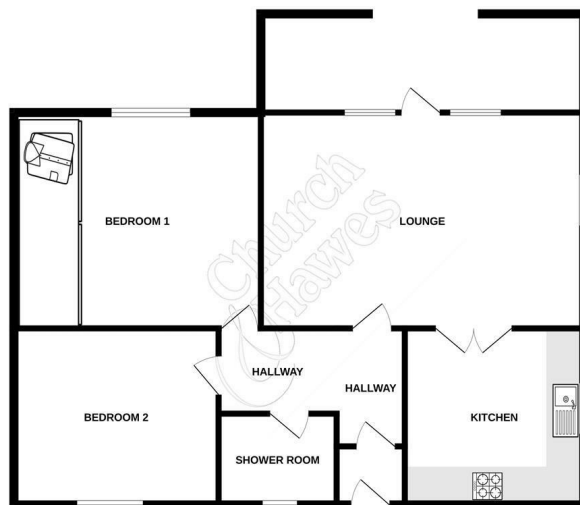
## AGENTS NOTE

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.**

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The accuracy, completeness and reliability of the information is not guaranteed. Map data ©2025 Google

