



## 68 Tylers Ride, South Woodham Ferrers, CM3 5ZT Price £150,000

Spacious first floor, one bedroom apartment set within this modern McCarthy & Stone over 60's retirement development overlooking the landscaped communal gardens, set 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, bathroom, ground floor residents lounge, a communal laundry room, in house manager, 24 hour care-line, passenger lifts and security entry phone system. Guest suite available to book for visitors. Offered for sale with no onward chain. Council tax band B. EPC rating: B. Tenure: leasehold. Length of lease remaining 109 years. Ground Rent £400 pa apx. Service charge £3,453 pa apx including water and building insurance.



## FIRST FLOOR

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

## ENTRANCE HALL

Coved to smooth ceiling, wall mounted entry phone handset, built in storage cupboard housing hot water tank. doors to all rooms.

## BEDROOM 12'5 x 9 (3.78m x 2.74m)

PVCu double glazed window to front elevation, coved to smooth ceiling, built in double wardrobe, wall mounted storage heater.

## BATHROOM

Three piece suite comprising panel enclosed bath, wash hand basin, low level w.c, tiled to walls, extractor fan, wall mounted heater.

## LOUNGE 17'7 x 10'4 (5.36m x 3.15m)

PVCu double glazed window to front elevation, coved to smooth ceiling, wall mounted storage heater, door to kitchen.

## KITCHEN 7'3 x 7 (2.21m x 2.13m)

Fitted with a range of eye & base level units, coordinating laminate work surfaces with inset single drainer sink unit, inset electric hob with extractor fan over, integrated electric oven, space for fridge/freezer, PVCu double glazed window to front elevation.

## 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.

## RESIDENTS ROOM

Further room available which can be used for functions.

## COMMUNAL GARDENS

Landscaped communal gardens, lawn and flower beds, paved seating areas.

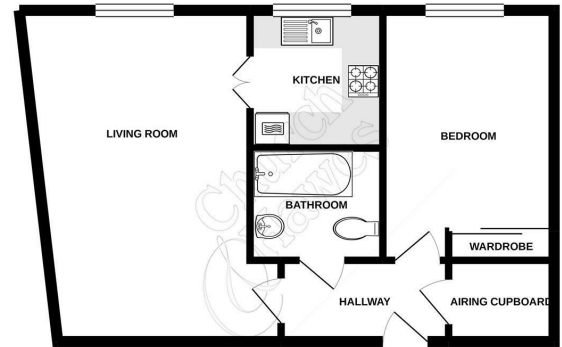
## AGENTS NOTE

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



While every attempt has been made to ensure the accuracy of the floorplan, conditions, measurements, dimensions, fixtures, fittings and other details are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any purchase. The actual, contents and appliances shown have not been tested and no guarantee is given regarding its efficiency or condition. Made with Metronom 12/2021

