



18 Hallowell Down, South Woodham Ferrers, Essex CM3 5FS

Price £120,000

Ground floor, studio maisonette situated in a purpose built block conveniently situated just a short walk from the town centre yet easily accessible to the local rail station. Accommodation offers large living room with bed recess, kitchen, bathroom with white suite and inner hall providing storage and hanging space. All with PVCu windows. Externally there are communal gardens, parking in the private car park and enclosed area with rotary washing lines. Tenure: Leasehold. The lease has been renewed and has apx 151 years remaining. Service charge: APX £1700.00 + G/RENT £108.00pa. C/Tax Band: A. EPC Rating: D. NO CHAIN SALE.



ACCOMMODATION

Hardwood panelled entrance door to:

GROUND FLOOR

LIVING ROOM 18'1 x 11'4 (5.51m x 3.45m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, wall mounted electric feature fire, TV point, telephone point, door to kitchen and door to:

INNER HALL

Textured and coved ceiling, wardrobe/storage recess with hanging rail, double airing cupboard, door to

BATHROOM

Textured and coved ceiling, extractor fan, wall mounted fan assisted electric heater, white suite comprising: Low level WC, vanity wash hand basin with cupboards under, bath with mixer taps and shower attachment, 2/3 tiled to visible walls.

KITCHEN 9'9 x 5'10 (2.97m x 1.78m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, fitted kitchen comprising, single drainer sink unit with mixer taps inset to work surface with cupboards and storage space under, stand alone draw pack, 5 wall cupboards, tiled to the rear of work surfaces.

OUTSIDE

PARKING

COMMUNAL GARDENS

ROTARY DRYERS

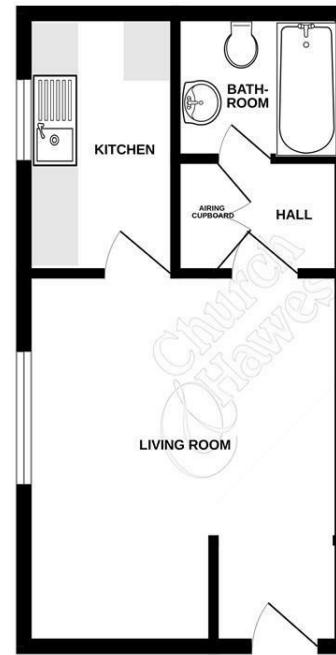
AGENTS NOTE

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate. The responsibility is yours for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service areas shown on the plan have not been tested and no guarantee as to their operability or efficiency can be given.
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