



72 Culver Rise, South Woodham Ferrers, ESSEX CM3 5WG £165,000

TO BE SOLD WITH NO UPWARD CHAIN. A lovely one bedroom first floor apartment in this 2 storey block having benefitted from subtle improvements which greatly improve the floor space. Fitted kitchen, bathroom with white suite, lounge and entrance hall with access to the boarded loft via a ladder, all presented to a good decorative standard with PVCu glazing, externally there are 2 allocated parking spaces and communal gardens. The remaining lease currently stand at 956 years, ground rent is £0 per annum and maintenance is £1750.00 per annum.

Tenure: Leasehold - Council Tax is Band A - EPC rating: D



GROUND FLOOR

Security phone entry control, stairs rise to first floor.

FIRST FLOOR

Entrance door to: -

HALL

Access to boarded loft space via ladder with light and power, coved cornice to textured ceiling, economy seven radiator.

BEDROOM 1 10'10" x 9'7" (3.30 x 2.92)

PVCu sealed unit double glazed square bay window to front, coved cornice to textured ceiling, dimmer switch, TV point, fitted wardrobe and chest of drawers, laminate floor.

KITCHEN 9'9" x 7'2" (2.97 x 2.18)

PVCu sealed unit double glazed window to rear, coved cornice to ceiling, tiled floor, tiled splashbacks, single drainer stainless steel sink unit with mixer tap, inset work surface with drawer and cupboard under, plumbing for a washing machine, storage space under, adjacent work surface with drawer, cupboard and storage space under, further work surface with inset four ring electric hob and oven under, four wall cupboards.

LOUNGE 12'8" x 10'4" (3.86 x 3.15)

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

BATHROOM

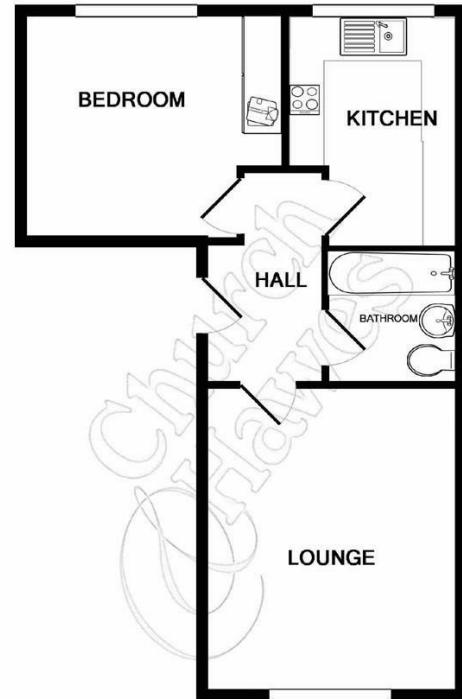
Textured ceiling, half tiled, tiled floor, refitted white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, extractor fan.

EXTERIOR

TWO ALLOCATED PARKING SPACES

COMMUNAL GARDENS

ENCLOSED BIN STORE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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