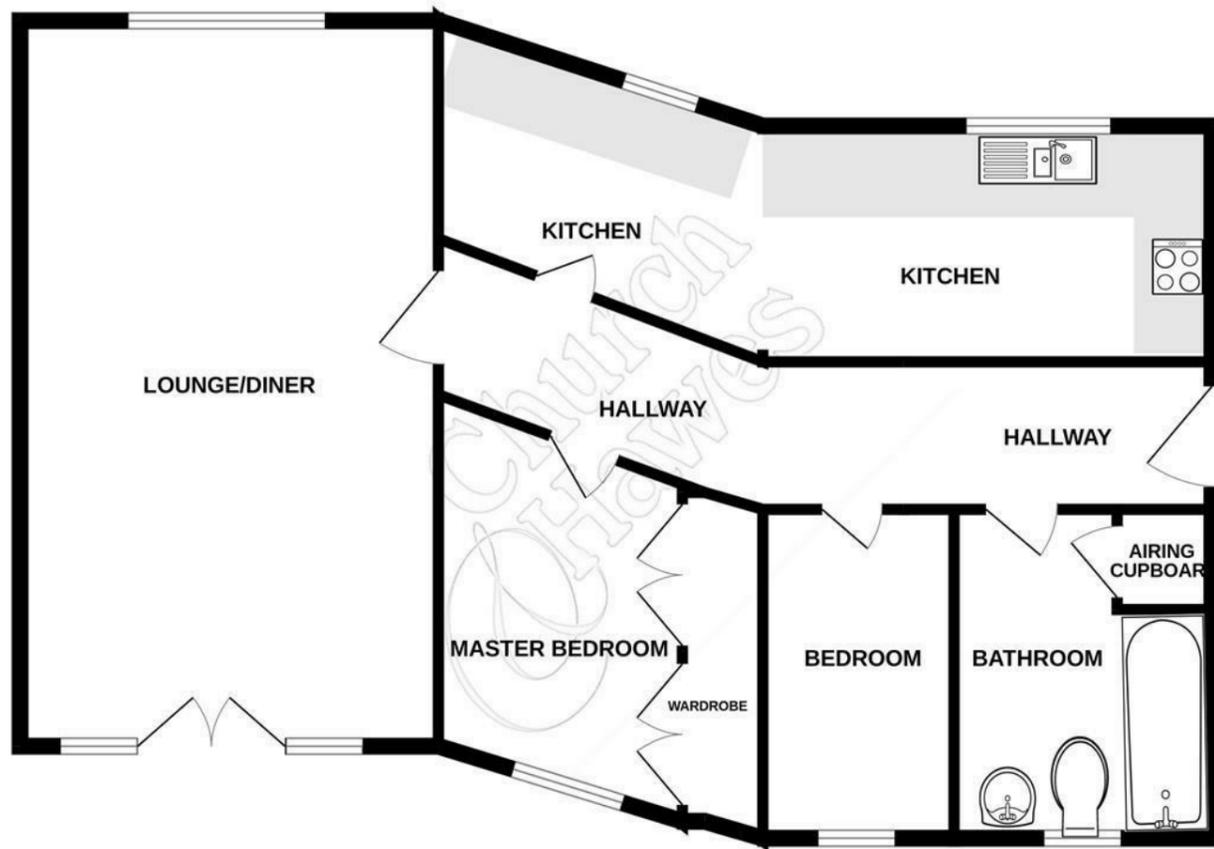


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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



**6 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX**

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. Large 2 bedroom first floor apartment with dual aspect lounge and french doors with Juliette balcony, master bedroom with 2 double built in wardrobes, refitted bathroom with white suite, large fitted kitchen, externally there is an allocated carport and visitors parking. Recently redecorated with new carpets and PVCu glazing. MUST BE SEEN. Tenure Leasehold. Lease: Unexpired 86 years. Ground Rent: £190.00 pa Service Charge: £1590.00 pa. EPC: C. C/TAX B.

**Price £215,000**

## ACCOMMODATION

Security entry phone system, communal door to communal hallway, stairs rise to first floor, door to lobby, main entrance door to:

## HALL

Textured ceiling, E7 radiator, security phone handset control, doors to:

## BATHROOM

Obscure PVCu sealed unit double glazed window to rear, textured and coved ceiling, wall mounted fan assisted heater, electric heated chrome ladder towel rail, airing cupboard, refitted white suite comprising: low level WC, pedestal wash hand basin, bath with electric shower over and glazed shower screen, tiled to bath and shower and tiled splash backs.

## BEDROOM 14'5 max x 8'10 (4.39m max x 2.69m)

PVCu sealed unit double glazed window to rear, textured ceiling, convector heater, 2 double wardrobes.

## BEDROOM 8'10 x 6'1 (2.69m x 1.85m)

PVCu sealed unit double glazed window to rear, textured ceiling, convector heater.

## LOUNGE 19'7 x 10'9 (5.97m x 3.28m)

PVCu sealed unit double glazed french doors and side lights to balconette, PVCu sealed unit double glazed window to front, textured and coved ceiling, convector heater, E7 radiator, tv point, dimmer switch.

## KITCHEN 13 max x 6'2 (3.96m max x 1.88m)

2 PVCu sealed unit double glazed windows to front, textured ceiling, wall mounted fan assisted heater, shaker style kitchen comprising, one and a half bowl stainless steel sink unit with mixer taps inset to work surface with cupboards and storage space under, adjacent work surface with inset 4 ring ceramic hob, oven under and extractor fan over, 5 wall cupboards, floor to ceiling larder cupboard, tiled splash backs to the rear of the work surfaces.

## OUTSIDE

## CARPORT & 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.

- 2 BEDROOMS
- NO CHAIN SALE
- SHAKER STYLE KITCHEN
- RE-FITTED WHITE BATHROOM WITH ELECTRIC SHOWER
- LOUNGE/DINER WITH BALCONETTE
- ALLOCATED CARPORT
- SEALED UNIT PVCu DOUBLE GLAZED WINDOWS AND DOORS
- NEWLY FITTED CARPETS
- EPC: C. C/TAX B. LEASEHOLD
- LEASE: 86 YEARS. SERVICE CHARGE: £1590.00. G/RENT: £190.00.

