



**82 Tylers Ride, South Woodham Ferrers, CM3 5ZT**

**Price £160,000**

An exceptionally well presented spacious first floor, two double bedroom apartment, one of the largest within the development, set within this modern McCarthy & Stone retirement development overlooking the landscaped communal gardens, set within the heart of South Woodham Ferrers with its shops and amenities close to hand, this particular property offers a good size lounge with feature fireplace, fitted kitchen, two bedrooms, modern re-fitted shower room, recently redecorated throughout, ground floor residents lounge with social gatherings organised daily, a communal laundry room, in house manager, 24 hour care-line, passenger lifts and security entry phone system. Offered for sale with no onward chain. Leasehold Council tax band D Service Charge £4,952 P.A.



## FIRST FLOOR

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

## ENTRANCE HALL

Wall mounted security entry phone handset, storage heater, two built in storage cupboards, further built in airing cupboard housing hot water tank.

## LOUNGE 23'4 x 12'3 (7.11m x 3.73m)

PVCu double glazed window to rear elevation, feature fire place with raised hearth and electric coal & flame effect fire, wall mounted storage heater, emergency pull cord, glazed double doors to kitchen.

## KITCHEN 7'6 x 7'3 (2.29m x 2.21m)

PVCu double glazed window to rear elevation, fitted with a range of eye & base level units, laminate work surface, inset sink unit, integrated electric oven, integrated electric hob with extractor fan over, plumbing for washing machine, space for fridge/freezer, Care line pull cord.

## BEDROOM ONE 13'3 x 9'4 (4.04m x 2.84m)

PVCu double glazed window to rear elevation, built in wardrobes with folding mirror doors, shelving & hanging space, illuminated light switch, wall mounted storage heater, coved ceiling.

## BEDROOM TWO 13'8 x 9'3 (4.17m x 2.82m)

PVCu double glazed window to rear, illuminated light switch, convector heater, care line pull cord, coved ceiling.

## SHOWER ROOM

Tiled and fitted with a suite comprising walk in shower cubicle, w.c with low level flush, vanity unit, wall mounted electric heater.

## 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.

## SECONDARY RESIDENTS ROOM

Further room available which can be used for functions.

## COMMUNAL GARDENS

Landscaped communal gardens

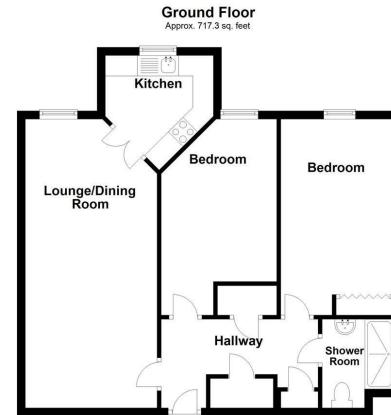
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Agents Note & Money Laundering & Referrals

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**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 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.



Total area: approx. 717.3 sq. feet

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