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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 102 Tylers Ride, South Woodham Ferrers, CM3 5ZT Price £95,000

Delightful & spacious one bedroom second floor apartment overlooking the communal gardens, located within this popular McCarthy & Stone retirement development within the heart of South Woodham Ferrers, local shops and amenities close to hand. Features include good size lounge, fitted kitchen with appliances, main bedroom with fitted wardrobes and shower room, security phone entry system and careline alarm system within the flat, the Communal facilities include passenger lift, in house manager. communal lounge, quiet room, kitchen, laundry room and gardens. Over 60's Development. Tenure: Leasehold unexpired term apx: 106 years remaining. Ground Rent apx: £400.00 pa. Service charge apx: £3,331.00 pa Council tax band: B. EPC rating: B





ACCOMODATION

Security controlled entrance with key pad and electronic override for ease of access to:

COMMUNAL LOUNGE

COMMUNAL KITCHEN

QUIET ROOM

WASHING ROOM

LIFT

2 Independent staircases/fire escapes

SECOND FLOOR

Entrance door to:

HALL

Smooth plaster and coved ceiling, careline alarm, door entry control, airing cupboard, doors to:

SHOWERROOM

Smooth plaster and coved ceiling, extractor fan, heated electric towel rail, white suite comprising: vanity wash hand basin, low level WC, walk in shower with glazed sliding door and screens, hand/grab rails, tiled to all visible walls, careline alarm button.

BEDROOM 12'8 x 9'1 (3.86m x 2.77m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, E7 heater, TV point, careline alarm cord, built in mirror front wardrobe.

LOUNGE 18'11 x 18 < 6'2 (5.77m x 5.49m < 1.88m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, E7 heater, TV point, careline alarm cord, feature fire place with raised hearth, display mantle over and inset electric fire, double doors to:

KITCHEN 7'9 x 7'8 (2.36m x 2.34m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, fan assisted heater, careline alarm cord, fitted kitchen with white goods to remain, oven hob, extractor fan, fridge and freezer. Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboards and space under, adjacent work surface with inset 4 ring electric hob, extractor fan over, drawers and cupboards under, double base and draw unit, floor to ceiling cupboard housing eye level electric oven with cupboards above and below, 7 wall cupboards, tiled splash backs to worksurfaces.

OUTSIDE

Attractive communal gardens and seating area.  
Communal carport parking areas and mobility scooter parking.

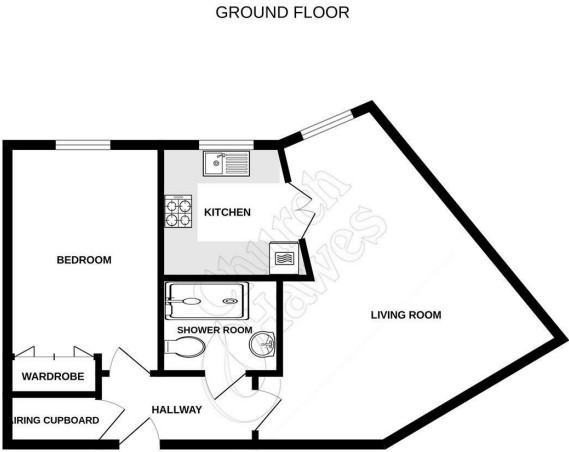
AGENTS NOTE

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, photos and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as such only. Professional assistance should be sought for all matters relating to the property and its use. No guarantee as to their accuracy or efficiency can be given.  
Date: 01/09/2025

