



## 13 Vincent Lodge, South Woodham Ferrers, Essex CM3 5WF

**£200,000**

Situated within a stones throw of South Woodham centre and being offered NO ONWARD CHAIN, Church & Hawes are delighted to offer this good size, TWO BEDROOM second floor flat. Benefits include a good size lounge/diner, two double bedrooms, storage heating, PVCu double glazing, allocated carport and a RENEWED 180 year lease (Approx). Viewing comes highly recommended.

Council Tax Band: B - EPC Rating: C - Ground Rent: £60 per annum - Service Charge: £150 per month



## Accommodation

### Communal Hallway

Entrance door to communal hallway, stairs rise to second floor.

SECOND FLOOR

### Hallway:

Textured ceiling, loft access, wall mounted heating, doors leading to:

### Lounge/Diner: 17'4 x 9'7 (5.28m x 2.92m)

Coving to textured ceiling, double glazed window to rear aspect, wall mounted heater, TV point, door way to:

### Kitchen: 13'7 x 5'4 (4.14m x 1.63m)

Textured ceiling, double glazed window to rear aspect, range of fitted units at eye and base level with roll edge work surface to the base level units incorporating a stainless steel sink and drainer with mixer tap over. Electric four ring hob with oven below. Complimentary splashback tiling to work surface area. Space and plumbing for washing machine and tumble dryer. Space for fridge.

### Bedroom One: 11'5 x 9'7 (3.48m x 2.92m)

Textured ceiling, built in wardrobes to one wall incorporating hanging rails and shelving, double glazed window to front, wall mounted heater, TV point.

### Bedroom Two: 13' x 6'10 (3.96m x 2.08m)

Textured ceiling, double glazed window to front, wall mounted heater, TV point.

### Bathroom:

Textured ceiling, obscure double glazed window to front, three piece suite comprising of panelled bath with electric shower over, close coupled WC, pedestal wash hand basin, complimentary splashback tiling to walls, wall mounted heated towel rail, tiled flooring.

### Allocated Carport

### Lease Renewal

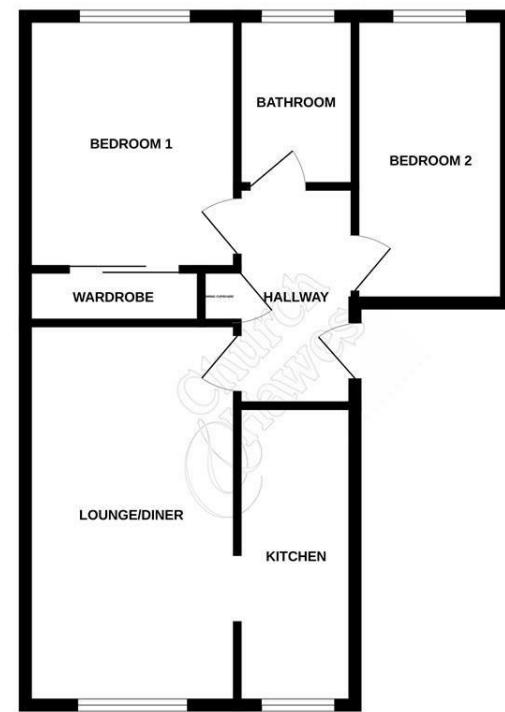
The current owners have started the lease extension which will grant the new owners a revised lease of approx. 180 years.

### 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 information contained, 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 in conjunction with the full sales particulars. The plan has not been tested and no guarantee is given as to their operability or efficiency can be given.  
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