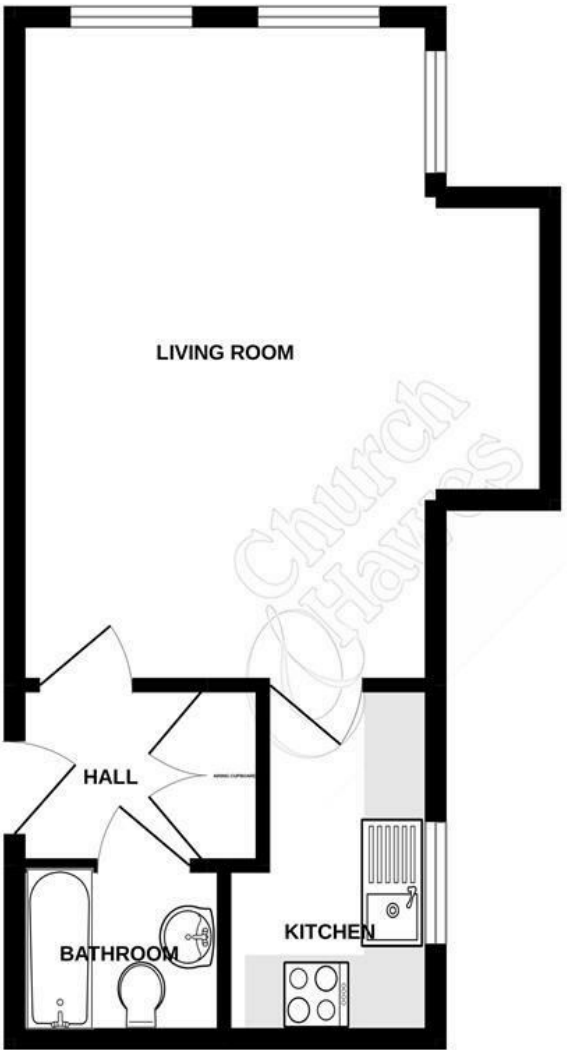


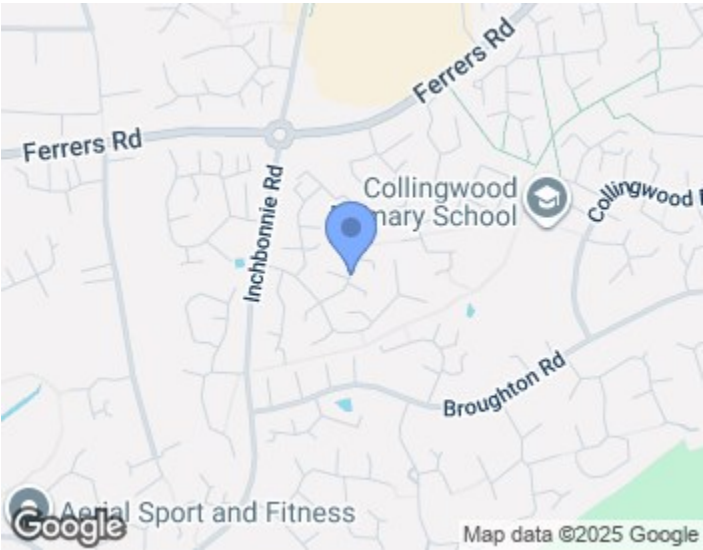
www.churchandhawes.com  
19 Reeves Way, South Woodham Ferrers,  
Essex, CM3 5XF  
Tel: 01245 329429  
swf@churchandhawes.com

**Church & Hawes**  
Est.1977

Estate Agents, Valuers, Letting & Management Agents



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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**20 Berry Vale, South Woodham Ferrers, Essex CM3 5GY**

Being sold with NO ONWARD CHAIN this first floor, spacious studio apartment conveniently located for the town centre yet still accessible to the local rail station, features include refitted white bathroom with electric shower, refitted kitchen with appliances to remain, good size living room with built in wardrobes/storage all presented to a high decorative standard with replacement flooring and a renewed lease to 151 years. Externally, there is allocated parking for one car and communal gardens. Tenure: Leasehold - EPC Rating : C - Council Tax Band : A - Service Charge: £1690.78 per annum - Ground Rent: £216 per annum.

**£130,000**



Accommodation

GROUND FLOOR

Communal Entry Door with Stairs Rising to

FIRST FLOOR

Hallway

Lounge/Bedroom: 18'1 x 15'2 max (5.51m x 4.62m max)

Kitchen: 9'7 x 5'9 (2.92m x 1.75m)

Three Piece White Bathroom Suite

EXTERIOR

Allocated Parking Space

Communal Gardens

AGENTS NOTES:

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some

stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

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 him/herself 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.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429  
WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- Chain-Free Convenience
- Town Centre Proximity
- Rail Station Accessibility
- Modern Bathroom
- Updated Kitchen with Appliances
- Generous Living Space
- High Decorative Standard
- Modern Windows
- Allocated Parking & Communal Gardens
- Tenure: Leasehold - EPC Rating : C - Council Tax Band : A - Service Charge - £1690.78 & Ground Rent

