



32 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX

£170,000

A beautifully presented first floor flat, set within a well kept private development with the added advantage of its own allocated carport. The current owner has upgraded this property from the electrics through to the modern fitted kitchen. The property is located within central South Woodham Ferrers offering easy access to the town centre and within walking distance of the train station. As a further incentive, the current lease term is 87 years, however the vendor has instructed the management company to extend the lease to 125 years assuming the asking price is achieved. Tenure: Leasehold - Service charge and ground rent £145 per calendar month - Council Tax Band - B - EPC: C



Accommodation

Communal Door with Entryphone System

Personal Entry Door

Hallway

Lounge/Diner: 15'10" x 15'2" (4.83m x 4.62m)

Kitchen: 7' x 6' (2.13m x 1.83m)

Bedroom: 10'10" x 8'5" (3.30m x 2.57m)

Three Piece Bathroom

Allocated Carport

Communal Gardens

Agents Note:

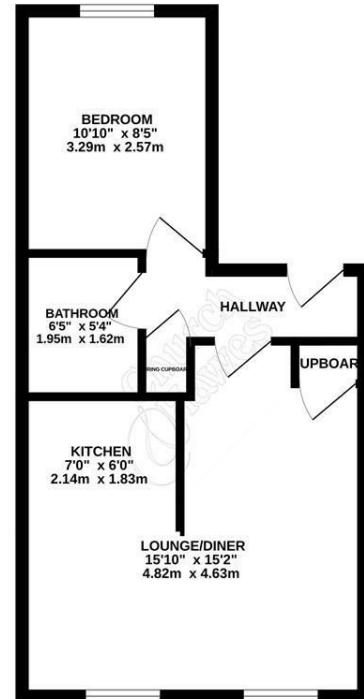
Agents Note & Money Laundering & Referrals

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.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained in these particulars, measurements of doors, windows, rooms, any other features or any other 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 dimensions shown are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.
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