

[www.churchandhawes.com](http://www.churchandhawes.com)

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# Church & Hawes

Est.1977

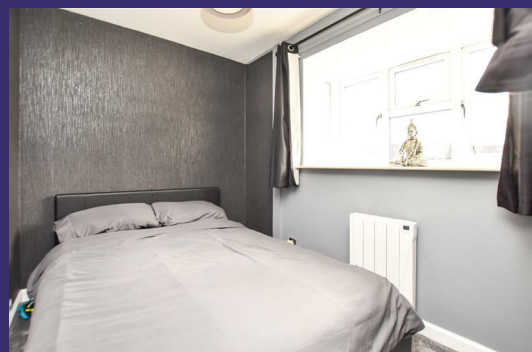
Estate Agents, Valuers, Letting & Management Agents



## 73 Thornborough Avenue, South Woodham Ferrers, CM3 5FW

**Offers in excess of £170,000**

This stylish one-bedroom apartment offers contemporary living at its finest! Well presented throughout, you'll immediately feel at home in this well-designed space. The good-sized lounge provides the perfect spot to relax or entertain, while the well-stocked kitchen comes complete with ample storage for all your culinary needs. Stay comfortable year-round with energy-efficient, app-controlled electric heating and PVCu double glazing. The property also benefits from allocated parking. The location couldn't be better, offering easy access to the town centre, train station, and local park. Available with NO ONWARD CHAIN, this property won't wait around! The leasehold offers exceptional security with 954 years remaining. Tenure: Leasehold - 954 Year Lease - Charges: £2029.40 - Council Tax Band A EPC rating D





Accommodation

Communal Hallway and Stairs

SECOND FLOOR

Hallway

Lounge: 13'1 x 10'4 (3.99m x 3.15m)

Kitchen: 6'3 x 6'2 (1.91m x 1.88m)

Bedroom (plus Box Bay Window): 10'3 x 9'9 (3.12m x 2.97m)

Shower Room

EXTERIOR:

Communal Gardens

Allocated Parking

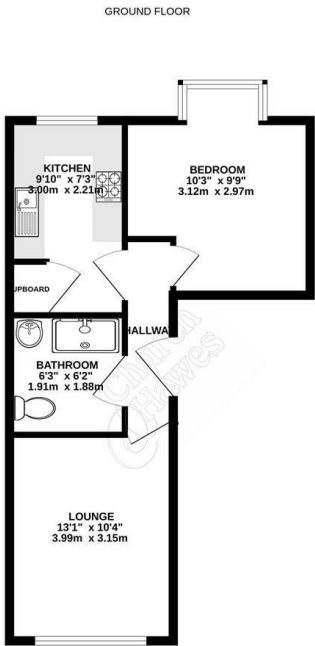
Agents Notes

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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for only prospective purchasers. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.  
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