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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



## 11 Nelson Place, South Woodham Ferrers, Essex CM3 5FH Price £165,000

TO BE SOLD WITH NO CHAIN AND RENEWED LEASE OF APX 175 years. G/RENT £100.00pa. SERVICE CHARGE £468.00pa. Large one bedroom leasehold top floor apartment, situated just a short walk from the town center yet still convenient for the local rail station. Recently redecorated and carpeted, with both refitted Kitchen and Bathroom with white suite, bedroom with built in double wardrobes, dual aspect lounge, PVCu windows, heating via a gas radiator system, security intercom access system. Leasehold. EPC: C. C/TAX:B.



### Entrance

Communal entrance door with security intercom access, to communal hallway, stairs rise to second floor.

### Hall

Composite fire rated entrance door to hall, smooth plaster and coved ceiling, radiator, access to loft space, LARGE WALK IN STORAGE/ROOM 6'6 x 5'3 (ideal study area) smooth plaster ceiling, telephone point. Doors to:

### Bedroom 10'7 x 10'4 (3.23m x 3.15m)

PVCu sealed unit double glazed window to side, textured ceiling, radiator, dimmer switch, built in wardrobes.

### Bathroom

Obscure PVCu sealed unit double glazed window to front, heated ladder towel rail, smooth plaster ceiling, refitted white suite comprising: Low level WC, pedestal wash hand basin, panel enclosed bath with glazed shower screen and shower over the bath, tiled to visible walls and floor.

### Lounge/Diner 14'9 x 10'8 (4.50m x 3.25m)

PVCu sealed unit double glazed window to rear and side, textured and coved ceiling, two radiators, TV point and telephone point.

### Kitchen 9'5 x 8'6 (2.87m x 2.59m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, radiator, cupboard concealing gas boiler serving domestic hot water and heating system, refitted kitchen with Beech effect doors and contrasting work surfaces, comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard and storage space under with plumbing for washing machine and washing machine to remain, adjacent work surface with inset four ring gas hob, stainless steel extractor fan over and oven under, draws and cupboards, base unit, 5 wall cupboards, tiled to the rear of the work surfaces and L V T flooring.

### Outside

Communal garden and car parking area.

### AGENTS NOTE

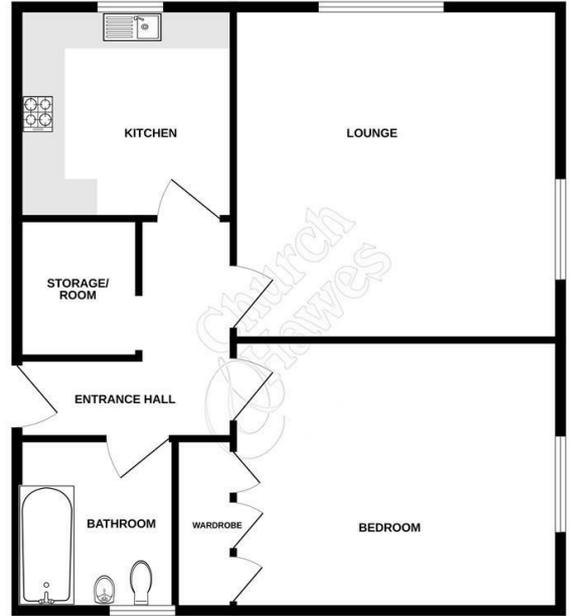
Agents Note & Money Laundering & Referrals

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.

GROUND FLOOR



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. Made with floorplan 02026

