



## 58 Tylers Ride, South Woodham Ferrers, CM3 5ZT

Price £120,000

First floor one bedroom apartment situated within this ever popular McCarthy & Stone residential development. Situated within the heart of South Woodham Ferrers with shops and amenities close to hand, this particular apartment features a spacious lounge, modern fitted kitchen, good size bedroom with built in wardrobes, PVCu double glazing and electric heating. In addition the development provides an in house care manager, 24 hr careline, communal lounge with daily activities, laundry room, passenger lift and landscaped communal garden. Leasehold 108 years remaining. council tax band B. service charge TBC, Ground rent TBC



## HALLWAY

Coved cornice to smooth plaster ceiling, fitted carpet, security entry phone handset, airing cupboard housing water cylinder, fuse box, doors to: -

GROUND FLOOR

## LOUNGE 20 x 10 (6.10m x 3.05m)

PVCu double glazed window to rear elevation, wall mounted feature fire place, coved to smooth ceiling, double doors leading to kitchen.

## KITCHEN 7'10 x 7'7 (2.39m x 2.31m)

PVCu double glazed window to rear elevation, fitted with a range of eye and base level units with co ordinating laminate work surfaces, inset electric hob with extractor hood over, integrated electric oven, inset sink unit with mixer tap, space for fridge and freezer.

## BEDROOM 17'3 x 9'3 (5.26m x 2.82m)

PVCu double glazed window to rear elevation, built in double wardrobe with mirror doors, wall mounted electric heater, coved to smooth ceiling.

## BATHROOM

Fully tiled to walls, panel enclosed bath, with shower over, wash hand basin with cupboard under, low level w.c, extractor fan, wall mounted heater.

## COMUNAL LOUNGE

Resident communal lounge with kitchen, and house keepers office.

## LAUNDRY ROOM

Three washing machines and three tumble dryers

## RESIDENTS "QUIET ROOM"

Further room available which can be used for functions.

## COMUNAL GARDENS

Communal gardens and sitting areas.

## RESIDENTS PARKING

Car and buggy parking.

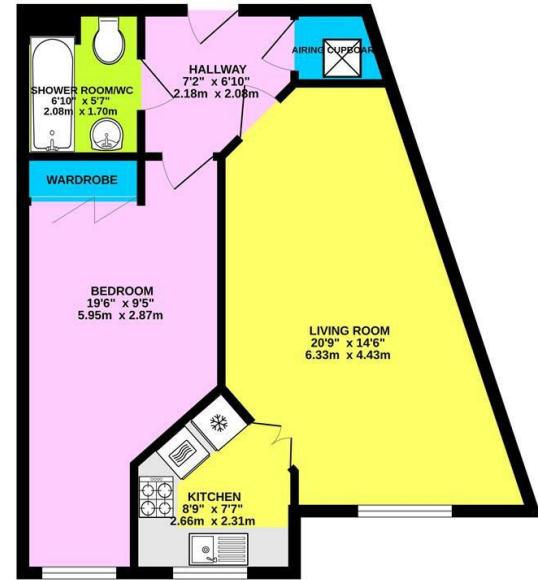
## AGENTS NOTE

Agents Note & Money Laundering & Referrals

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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 error. The plan is for identification purposes only and is not to scale. It is the responsibility of the prospective purchaser to satisfy themselves as to the accuracy of the plan. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with Metropix 02/2024

