



Thornborough Avenue, South Woodham Ferrers, CM3 5FW  
£1,100 PCM

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

ONLINE ENQUIRIES ONLY - OPEN DAY 14/03/26 - BETWEEN 10am - 11am - Delightful two-bedroom ground floor apartment offers a perfect blend of comfort and convenience.

The property has been extensively refurbished just two years ago, ensuring a modern and fresh living space for its new occupants. One of the standout features of this apartment is its prime location, situated close to the town centre. This means that residents can enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities, making it an ideal choice for those who appreciate the vibrancy of community life. The apartment boasts allocated parking, a valuable asset in this bustling area, providing peace of mind and ease of access for residents and their guests. With its modern refurbishment and convenient amenities, this apartment is a wonderful opportunity not to be missed. Leasehold, council tax band B, EPC rating D

## GROUND FLOOR

Entered via solid door into: -

## ENTRANCE PORCH

Consumer unit, further door into: -

## ENTRANCE HALL

Built-in airing cupboard housing hot water cylinder.

## BEDROOM 1

12'3" x 10'9" (3.73m x 3.28m)

PVCu double glazed window to rear, electric panel heater, coved cornice to smooth ceiling.

## BEDROOM 2

10'7" x 7'7" (3.23m x 2.31m)

PVCu double glazed window to rear, electric heater, coved cornice to smooth ceiling.

## BATHROOM

Three piece white suite, part tiled to walls and floor, panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., PVCu obscure double glazed window to side, extractor fan.

## LOUNGE

15'4" x 11' (4.67m x 3.35m)

PVCu double glazed window to front, electric panel heater, coved cornice to smooth ceiling.

## KITCHEN

10'6" x 7'4" (3.20m x 2.24m)

PVCu double glazed window to rear, white high gloss eye and base level units, laminate work surface, inset halogen hob with extractor hood over, ceramic tiled floor, built-in oven, stainless steel single drainer sink unit with mixer tap, plumbing for a washing machine.

## EXTERIOR

Allocated parking space.

## AGENCY NOTES

Agents Note & Money Laundering & Referrals

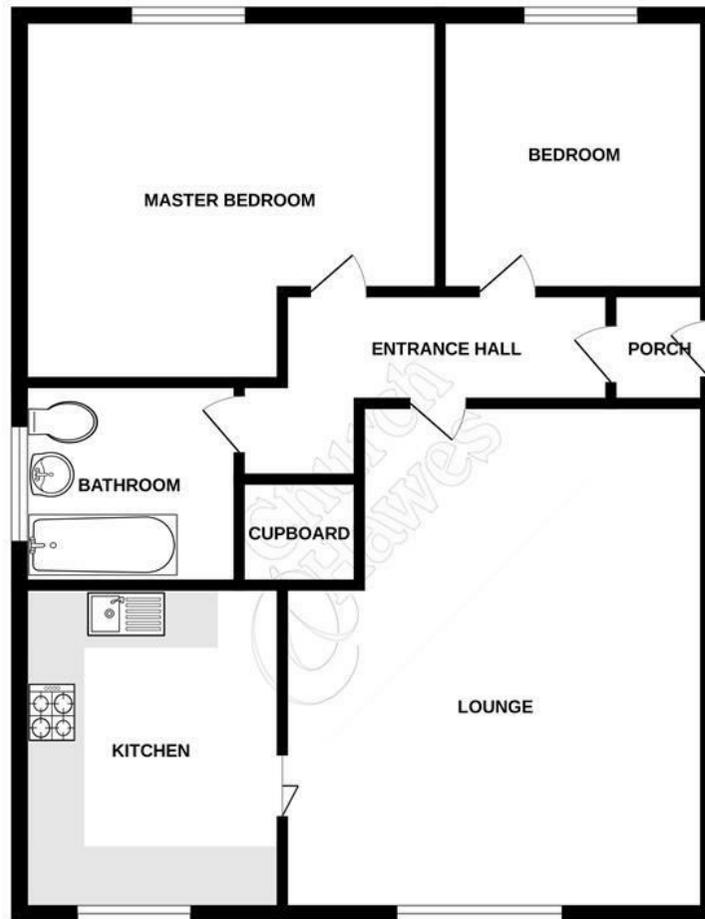
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore 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.

GROUND FLOOR



2 BEDROOM GROUND FLOOR APARTMENT

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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