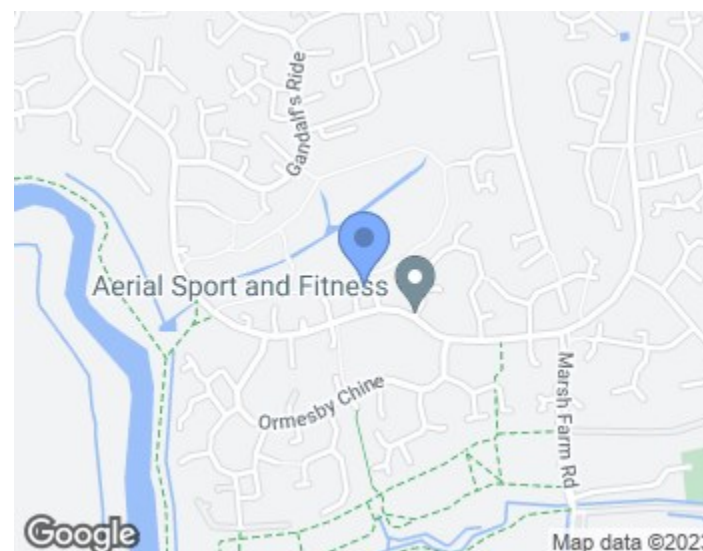


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## 2 Dawberry Place, South Woodham Ferrers, Essex CM3 5ZQ

This spacious two bedroom first floor apartment is the perfect choice for downsizers and first time buyers alike! Located in a desirable development on the south side of town, just a short walk from the river Crouch and Marsh Farm Country Park - you can enjoy all that nature has to offer. The bedrooms are good sized with plenty of space for all your belongings. The dual aspect lounge allows natural light to flood through making it feel bright and airy throughout. Plus there's also a fitted kitchen plus modern fully tiled bathroom suite so you don't have to worry about any upgrades or renovations! Further features include PVCu double glazed windows, well kept communal gardens as well as allocated car parking - what more could you want?

Tenure: Leasehold - Lease Term: 120 years - Ground Rent: £200 per annum - Maintenance: £1520 per annum - Council Tax Band: B EPC Rating D.

**£220,000**



**GROUND FLOOR**

Entered via part glazed security door into communal hallway, door leading to communal garden and parking area, stairs to first & second floors.

**FIRST FLOOR**

Entrance door providing access to :-

**HALLWAY**

Textured ceiling, laminate flooring, built in airing cupboard housing hot water cylinder. Doors to all rooms.

**BATHROOM**

Modern white suite comprising panelled enclosed bath with mixer tap with shower over, inset wash hand basin, back to wall W.C, majority tiled to walls, ceramic floor, obscure PVCu double glazed window to side elevation, ceiling with inset spotlights.

**BEDROOM 1 13'1 x 9'11 (3.99m x 3.02m)**

Two sets of PVCu double glazed windows to side elevations, coved cornice to textured ceiling, wall mounted electric panel heater.

**BEDROOM 2 9'9 x 9'2 (2.97m x 2.79m)**

Two PVCu double glazed windows to rear elevations, coved cornice to textured ceiling, wall mounted electric panel heater

**LOUNGE 14'11 x 10'8 (4.55m x 3.25m)**

Dual aspect room with two sets of PVCu double glazed windows to side, further PVCu double glazed window to front elevation, coved cornice to textured ceiling, entry phone handset, doorway to kitchen

**KITCHEN 9 x 8'3 (2.74m x 2.51m)**

Two PVCu double glazed windows to both front and side elevations. kitchen fitted with a range of eye & base level units with laminate work surfaces, tiled splash backs, inset stainless steel single drainer sink unit with chrome mixer tap, integrated electric oven, inset electric hob with concealed extractor hood over, plumbing for washing machine, space for fridge & freezer.

**EXTERIOR**

Enclosed lawned garden with allocated car parking, plus further visitors parking spaces.

**AGENTS NOTES**

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 him/herself 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.

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some

stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents  
CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm -  
Saturday 9am-5pm.

- Dual Aspect Lounge
- Beautiful Fitted Kitchen
- Modern Fully Tiled Bathroom
- Two Double Bedrooms
- PVCu Double Glazed
- Security Entry Phone
- Well Maintained Communal Gardens
- Allocated Car Parking
- Popular Location
- Tenure: Leasehold - Lease Term 120 years - Ground Rent: £200 per annum - Maintenance £1520 per annum - Council Tax Band: B

