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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



31 Nelson Place, South Woodham Ferrers, Essex CM3 5FH

Price £165,000

Conveniently situated just a short walk from the town centre this spacious ground floor apartment boasts replacement PVCu windows, gas heating via a 'Combi' boiler, refitted kitchen and shower room with white suite all presented to a high decorative standard. The accommodation includes bedroom with fitted mirror front wardrobes, shower room with walk in shower, tiled walls and floor, high gloss white kitchen with integrated appliances to remain, an exceptionally large walk in storage cupboard room. A must see opportunity not to be missed. Tenure Lease hold 87 years remaining, ground rent £100.00 pa. Service charge £468.00 pa. Council tax band B. EPC rating: C



GROUND FLOOR

Composite sealed unit double glazed entrance door to: -

HALL

Coved cornice to smooth plaster ceiling, large walk-in storage room cupboard, airing cupboard, gas 'Combi' boiler serving heating and hot water, laminate floor, doors to:

STORE ROOM 8'5" x 4'2" + 2'6" x 1'9" (2.57m x 1.27m + 0.76m x 0.53m)

SHOWER ROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, chrome heated towel rail, white suite comprising low level w.c., vanity wash hand basin, walk-in shower, tiled to visible walls and floor.

BEDROOM 11'9" x 9' (3.58m x 2.74m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator, fitted mirror fronted wardrobes to one wall, dimmer switch.

LOUNGE 10'5" x 12'2" (3.18m x 3.71m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, TV point.

KITCHEN 13' x 7'5" (3.96m x 2.26m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, laminate floor, white high gloss kitchen comprising single drainer one and a half bowl sink unit with mixer tap inset work surface, built-in dishwasher, drawers and cupboards under and storage space under, plumbing for a washing machine, double floor to ceiling larder and slide out can racking, floor to ceiling unit housing double oven and microwave, induction hob and stainless steel extractor fan over, three wall cupboards, pelmet lights, tiled splashbacks, breakfast bar.

EXTERIOR

Communal gardens, parking.

AGENTS NOTE

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**

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

