



Tallow Gate South Woodham Ferrers CM3 5RX

- Top Floor Apartment
- Open Kitchen/Diner/ Living Room
15'1 x 13'4
- Bedroom 10'8 x 8'3
- Bathroom/WC
- Security Entry Phone System
- Allocated Parking Space For One
Vehicle
- Close Proximity to Town Centre



This Welcoming top floor one bedroom, one bathroom apartment offers an open plan kitchen/diner/ living area, and is conveniently located for South Woodham Ferrers town centre with its many amenities including Asda, petrol station and many other various shops, restaurants and cafe's. Ideal first purchase or investment opportunity.

£155,000 Leasehold

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	68	79
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

This top floor apartment offers a meticulously designed floor plan, inviting you to experience maximum comfort and functionality. The property consists of a spacious bedroom that promises restful nights. Bathroom/Wc equipped with a bath and electric shower providing a private space to relax and rejuvenate. The heart of the home features an open concept living room and equipped kitchen, perfect for hosting intimate gatherings or cooking up delicious meals. This property combines comfortable living with the convenience of a compact footprint.

Hallway:

9' 3" x 3' 2" (2.82m x 0.97m)

Bedroom:

10' 8" x 8' 3" (3.25m x 2.51m)

Bathroom/WC:

6' 4" x 5' 4" (1.93m x 1.63m)

Open Plan Kitchen/Diner/Living Room

15' 1" x 13' 4" (4.60m x 4.06m)

Lease Details:

Lease: 125 Years from 1st July 1987. - 87 Years Remaining.

Ground Rent: £190.00 (Per Annum)

Service Charges: £1,510.00 (Current rate 01/10/2023 - 30/09/2024)

Council Tax:

Chelmsford City Council

Band B - £1,668.38 per annum (Before discounts, if applicable)

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.

