

FOR SALE



Hullbridge Road, South Woodham Ferrers
£210, 000 to £220,000


MARTIN&CO

- INVESTORS ONLY – TENANT IN SITU
- NO ONWARD CHAIN
- MODERN TWO BEDROOM FLAT
- DOUBLE GLAZED & GAS RADIATOR HEATING
- OPEN PLAN KITCHEN LIVING
- KARNDLEAN FLOORING
- SECURITY ENTRY SYSTEM
- WALK TO RAILWAY STATION

INVESTORS ONLY, TWO bedroom 1st (top) floor apartment constructed by Messrs Sovereign Country Homes 2008, tenant in situ. Property is finished to a good standard, UPVC double glazing, gas rad. heating, fitted kitchen with appliances, spacious entrance hall, Karndean flooring, allocated parking.



GENERAL DESCRIPTION - INVESTORS ONLY this TWO bedroom first (top) floor apartment constructed by Messrs Sovereign Country Homes in 2008, is available with tenant in situ. The property is finished to a good standard with UPVC double glazed windows, gas radiator heating, fitted kitchen with appliances, spacious entrance hall, Karndean flooring, allocated parking.

The property is situated within easy walking distance to the railway station with links to London Liverpool Street, as well as local shops and schools. Call now to view by appointment only.
EPC Rating C

COMMUNAL ENTRANCE Accessed via security entrance system, stairs to first floor, access to property.



ENTRANCE HALL 8' 11" x 10' 10" (2.72m x 3.3m) Spacious entrance hall, wall mounted security entry phone, heating controls, radiator, storage cupboard, Karndean flooring, access to loft with pull down ladder, coved cornice to smooth ceiling, doors to all rooms.

KITCHEN LIVING AREA 22' 4" x 11' 4" (6.81m x 3.45m) > 9' 2" (2.79m) Open plan kitchen living area with UPVC double glazed window to front and side, two radiators, range of fitted modern units comprising of base cupboards and drawers with rolled edge worktops over, inset stainless steel sink unit and drainer with mixer tap over, range of fitted eye level cupboards, inset four ring Hotpoint electric hob, built in Hotpoint oven and Bosch microwave, integrated Hotpoint Dishwasher, fridge freezer and washing machine, wine rack, wall mounted Glow-Worm combination boiler in cupboard, .Karndean flooring, coving to smooth ceiling.

MAIN BEDROOM 14' 5" x 9' 0" (4.39m x 2.74m) UPVC double glazed window to front, radiator, Karndean flooring, coved cornice to smooth ceiling,

BEDROOM TWO 12' 2" x 7' 10" (3.71m x 2.39m) UPVC double glazed window to front, radiator, Karndean flooring, coved cornice to smooth ceiling.

BATHROOM WC 6' 7" x 5' 6" (2.01m x 1.68m) Suite comprising of low level wc with concealed cistern, vanity set wash hand basin with storage under, panelled enclosed bath with mixer taps and shower attachment with glass shower screen, shaver point, extractor fan, Karndean flooring, coved cornice to smooth ceiling.

OUTSIDE AND PARKING To the exterior is a communal area with allocated parking, and access to the main communal door with security entrance system.

AGENT NOTES AND LEASE INFORMATION The lease is 125 years from 1 Jan 2008.

Property Tenure is Leasehold

Service Charges approximately £1447.14 per annum

Ground Rent currently £200 per annum

These figures will be verified by the solicitors as they are subject to change





All measurements are approximate and for display purposes only.

Martin & Co Danbury

Unit 3 The Spinney • 121 Main Road • Danbury • CM3 4DL
T: 01245 225525 • E: danbury@martinco.com

01245 225525

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.