

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 10, Akenfield Close, South Woodham Ferrers, Chelmsford, CM3 5XP



Guide Price:
£100,000 - £125,000

Situated in a sought after development is this immaculately presented ground floor studio apartment ideal for a first time purchase or buy to let investment. Offering spacious accommodation with own plan bedroom and living area. Conveniently located for local shops, schools and all amenities. NO ONWARD CHAIN.

Council Tax Band: A. EPC Rating: D.

Viewing advised. Our Ref: 19783.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via communal entrance door to communal entrance hall.

Personal door to property.

ENTRANCE HALL

Wood effect flooring.

KITCHEN 10' 8" x 5' 10" (3.25m x 1.78m)

Double glazed window to rear aspect. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Four ring induction hob and electric oven. Space for fridge freezer. Space and plumbing for washing machine. Wood flooring. Coving to plastered ceiling.

BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising walk in shower cubicle with rainfall shower head, pedestal wash hand basin and back to wall wc. Tiled flooring. Part tiled walls. Coving to plastered ceiling.

LOUNGE/BEDROOM 15' 1" x 10' 7" (4.6m x 3.23m)

Double glazed window to front and side aspects. Coving to plastered ceiling.



EXTERIOR.

The property has a private car park with allocated parking to the front. Communal garden.

Agents Note:

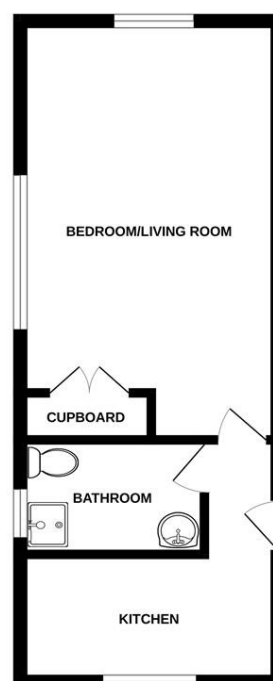
Lease : 73 years

Service Charge : £1,100 per annum

Ground Rent : £82.50 half yearly

Managing Agent : Abbeystone.

GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 292 sq.ft. (27.1 sq.m.) approx.

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.
Made with Mempro 12/2014

Consumer Protection from Unfair Trading Regulations 2008.

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. 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 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.