



Spencer Court, South Woodham Ferrers, Essex CM3 5WQ
£110,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A top-floor studio apartment with allocated parking, communal gardens and an exceptionally long lease of over 950 years.

Situated within the popular Spencer Court development in South Woodham Ferrers, this well-proportioned studio apartment offers an excellent opportunity for first-time buyers, downsizers or investors alike.

Located on the top floor, the property benefits from a bright and private position within the building and comprises a versatile studio living/sleeping area, along with a fitted kitchen and fitted bathroom.

Further benefits include allocated parking and access to a communal garden area, providing useful outdoor space for residents to enjoy.

The property is offered with an exceptionally long lease of 950+ years, providing considerable long-term security and making this an attractive proposition for both owner-occupiers and investors.

Council Tax Band A- Leasehold 950+ Years- EPC Rating C

Entrance

Panelled entrance door to communal hallway stairs rise to first floor (Top)

Hall

Panelled entrance door to hall, textured ceiling, access to loft space, doors to:

Bathroom

6'3" x 5'8" (1.91 x 1.75)

Textured ceiling, fan assisted wall heater, extractor fan, airing cupboard, refitted white suite comprising: Low level WC, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment and independent electric shower over, tiled to bath and shower area remainder half tiled.

Living room

14'8 x 10 (4.47m x 3.05m)

Two PVCu sealed unit double glazed windows to front, textured ceiling, E7 electric radiator, TV point, Telephone point, fitted wardrobes to one wall with central fold out double bed.

Kitchen

9'4 x 5'2 - 7'1 (2.84m x 1.57m - 2.16m)

PVCu sealed unit double glazed window to front, textured ceiling, fan assisted wall heater, fitted kitchen comprising, single drainer stainless steel sink unit inst to work surface with draws and cupboards under, adjacent work surface with draws and cupboards under, storage space under with plumbing for washing machine, inset 4 ring electric hob with oven under and extractor fan over, breakfast bar, space for fridge freezer, 3 wall cupboards, tiled splash backs to the rear of the worksurfaces.

Outside

Communal gardens.

Parking.

AGENTS NOTE

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 themselves 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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact

representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



