

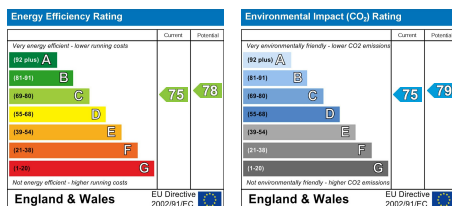
TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.5 SQ.M.)  
THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinsex.co.uk  
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14 The Gatehouse Station Lane, Ingatestone, CM4 0BL

Situated adjacent to Ingatestone station with fast trains to London Liverpool Street is this three bedroom, first floor apartment, with beautifully tended communal grounds in this wonderful listed building. An entry phone system gives access to a communal hallway with stairs rising to the first floor and there is further access into the apartment. All the rooms run off a central hallway and there are three bedrooms, an 'L' shaped lounge, a spacious bathroom with a three piece white suite and power shower over the bath and a modern fitted kitchen to include many appliances, oven, hob, fridge/freezer, washer/dryer. There is also access from the hallway to the loft and a large storage cupboard. The property has full gas central heating and UPVC double glazing throughout. Externally the grounds are beautifully maintained and there is a garage in a block of two along with additional parking. There is 149 years remaining on the lease, a service charge of £408.00 per quarter, plus buildings insurance payable annually (cost for 2024 - £617.00) NO ONWARD CHAIN.

Guide Price £450,000



#### SERVICES:

Local Authority: Ingatestone  
Council tax band: E  
Post code: CM4 0BL

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

#### MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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