



**Oliver
Minton**
Sales & Lettings

**28 Holy Acre,
Roydon Mill, Roydon, Essex**
Essex CM19 5ER
£200,000

Offering full-time residency to the over 50's, this spacious double park home is set within the sought after Roydon Marina Village complex, with on site restaurant offering Indian cuisine and waterfront cafe and bar.

The current owner has begun a programme of refurbishment and the work so far has been carried out to an excellent standard. New internal insulation, walls and some new double glazed windows feature in the two bedrooms, together with a luxury re-fitted, contemporary 'wet room'.

An incoming buyer now has the opportunity to carry on with the improvements, which would involve new double glazed units to the remaining windows, fitting a new kitchen and re-decoration, thus being able to add their own stamp as to how they would wish to complete the project.

The spacious accommodation comprises: Lounge with off-set dining area which is open plan to the kitchen, two double bedrooms and a luxury wet room. The property also benefits from central heating to radiators, double glazing, (some brand new) and wrap around gardens.

Being adjacent to the marina, one can enjoy lovely walks along the River Stort or stroll into Roydon Village which has a convenience store/post office, chemist, pubs/restaurants and Roydon mainline station (Stansted Express line serving London Liverpool Street or Cambridge in a little over half an hour).



Accommodation

Door opening to:

Living Room Area 4.98m x 2.76m (16'4" x 9'0")

Double glazed window. Radiator. Open plan and off-set to:

Dining Area 2.91m x 2.86m (9'6" x 9'4")

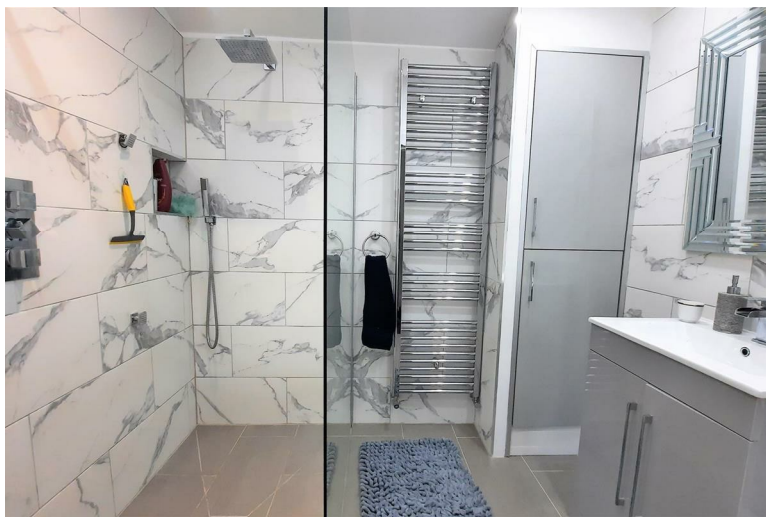
Dual aspect double glazed windows. Radiator. Open plan to:

Kitchen 3.32m x 2.78m (10'10" x 9'1")

Wall and base units. Inset sink. Space for washing machine, under counter fridge and cooker. Double glazed window and door to outside.

Inner Hall

Leading to the two bedrooms and the wet room. Wood laminate flooring. From here, the inner hall, the property has been fully refurbished. New doors to both the bedrooms and wet room.



Luxury Wet Room 2.13m x 1.86m (6'11" x 6'1")

Beautifully re-fitted with a contemporary suite. Large walk in shower cubicle with glazed screen. Vanity wash hand basin with cupboard below. Low level w.c. with concealed cistern. Chrome heated towel rail/radiator. Attractive, complementary tiling to the walls and floor. Extractor fan. Inset downlighting. Built-in cupboard housing the 'Glow Worm' boiler that serves both hot water and central heating (Calor gas)

Bedroom One 4.83m x 2.63m (15'10" x 8'7")

Dual aspect recently installed double glazed windows. Wood laminate flooring. Radiator.

Bedroom Two 3.25m x 2.71m (10'7" x 8'10")

Recently installed double glazed window. Radiator. Wood laminate flooring.

Exterior

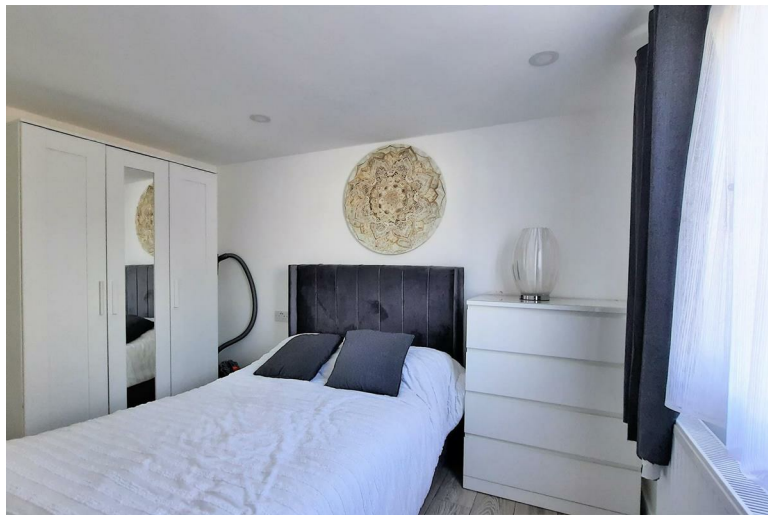
The gardens wrap around the property.

Agents Note

Service charges (2024) are £2,360.16 per year.

Location

Roydon Marina Village is an exclusive development overlooking its own private 32 acre lake and marina, being close to the village centre and Roydon main-line station. 'Holy Acre' forms part of the full-time residency on the complex. The development is situated towards the northern end of the Lea Valley Regional Park which offers a wide range of outdoor pursuits, leisure facilities and lovely countryside. Perfectly position for those who love to be on the water, the development is set alongside the Lee and Stort Navigation, comprising some 40 miles of UK waterway. The property is conveniently located for access to Roydon High Street with Harlow Town being easily accessible for multiple shopping and sporting facilities. Roydon station, which is within easy walking distance, offers commuter services to London's Liverpool Street, offering direct travel links to London Liverpool Street, Cambridge and Stansted Airport, London's Third International Airport. There are also excellent road links with the M11, M25 and A414 all within easy reach.





Tenure: Freehold

Council Tax Band: A

Viewing Arrangements:

Strictly by appointment

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01920 412600

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