



**Oliver
Minton**
Sales & Lettings

**27 High Street,
Roydon**
Essex CM19 5EA
Price Guide £289,995

**** CHAIN FREE ** RARELY AVAILABLE GROUND FLOOR MAISONETTE ** SHARE OF FREEHOLD ** GARDEN ** GARAGE PLUS ALLOCATED PARKING ****

A unique maisonette forming part of a Grade II Listed building that commands a prominent position on the High Street and within easy walking distance of Roydon Station. (Liverpool St. approx. 33 mins) The property benefits from its own front and rear entrance doors, private rear garden, an allocated parking space in a private car park to rear of the building, garage en-bloc, gas central heating and Upvc double glazing. The property has been recently redecorated throughout with bespoke shutter blinds fitted to windows.

The accommodation offers: Living/dining room, fitted kitchen, double bedroom with fitted wardrobes and a modern bathroom.





Accommodation

Front door opening to:

Living/Dining Room 4.90m x 3.72m (16'0" x 12'2")

Secondary glazed window to front with shutter blind. Radiator. Wood laminate flooring. Door to deep storage cupboard.

Kitchen 2.87m x 2.80m (9'4" x 9'2")

Fitted with a range of wall and base units with complementary work surfaces over. Inset stainless steel sink and drainer. Tiled splash-backs. Built-in electric oven/grill with ceramic hob above. Space and plumbing for washing machine. Wall mounted 'Vaillant' gas fired combination boiler. Radiator. Tiled floor. Upvc double glazed window to side with fitted shutter blind. A small lobby area leads off to the bathroom, bedroom and the rear door that opens to the under cover rear entrance.

Bedroom 3.04m x 2.80m (9'11" x 9'2")

Upvc double glazed window to rear fitted with fitted shutter blind. Radiator. Wood laminate flooring. Range of built-in wardrobe cupboards to one wall.





Bathroom

Modern suite: Panel enclosed bath with mixer tap and hand held attachment. Vanity wash hand basin with cupboard below. Low flush w.c. Part tiled walls. Radiator. Upvc double glazed frosted window with fitted blind.

Exterior

There is a numbered allocated parking space in the car parking area to the rear of the building.

Garage

The garage is en-bloc and is the first one on the left hand side, as facing. Up and over door.

Garden

The garden is part walled and fully enclosed with a gated access from the car parking area. Paved patio and shingle areas with shrub borders.

Services

Mains services connected: Mains drainage, electricity and mains gas. Gas fired boiler for domestic hot water and radiators.

Appliances are untested.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Agents Note:

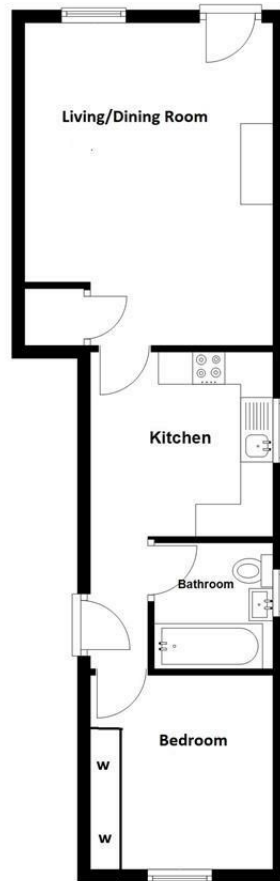
The property enjoys a SHARE OF THE FREEHOLD. The underlying lease is 999 years as from 25th March 1975, with 922 years remaining.

The Residents Association run their own management company, Alphaquake Ltd. Each household contributes to the cost of maintaining and upkeeping the communal areas,. The cost is currently £30 per month. This pays for outside lighting, maintenance, gardening, C.C.T.V and any repairs, clearing of guttering etc. to the common areas.

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Ground Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 42.2 sq. metres (454.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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High Street

Tenure: Leasehold - Share of Freehold

Council Tax Band: C

Viewing Arrangements:

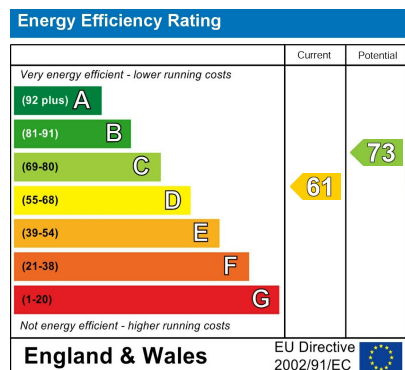
Strictly by appointment

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