



## Abigail Court, Ongar, CM5 0AZ

Offers In The Region Of £160,000

- 1st Floor Apartment
- Good-Sized Living/Dining Room
- Off-Street Parking
- Lease Length - 151yrs
- Double Bedroom
- Modern Kitchen
- Communal Gardens
- Service Charge - £206.65 pm/£2,479.80 pa

# Abigail Court, Ongar, CM5 0AZ

Caplen Estates is proud to present this one-bedroom, first floor retirement apartment situated in picturesque Ongar, Essex. The property is close to local amenities and transport links.

Built in 1985, the apartment offers a good-sized living/dining area with a separate modern kitchen, which has integrated oven, hob and extractor fan. There is space for a free-standing fridge and freezer. The double bedroom is bright and comes with fitted wardrobes. The shower room is fully-tiled with a large walk-in shower. The property also offers an on-site laundry facilities for use by residents, off-street parking and communal gardens. Please call our Sales Team to arrange a viewing.

Lease length - 151yrs, Service Charge - £206.65 per month, Ground Rent - £0



Council Tax Band: C



Lounge/Dining Room  
9'8" x 18'3"


Kitchen  
5'8" x 8'3"

Bedroom  
8'10" x 14'2"

Shower Room  
4'8" x 6'6"





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

### EPC Rating

C

### Council Tax Band

C

### Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

### First Floor

Approx. 41.4 sq. metres (445.7 sq. feet)

