



PESTELL & Co
ESTABLISHED 1991

18 Elmbridge Hall, Fyfield, Essex

GUIDE PRICE - £575,000

Located in the gated Elmbridge Hall estate, is this wonderful two-bedroom apartment, part of a historical, Grade II Listed Victorian school building dating back to 1884. The charming accommodation comprises, entrance hallway, fitted kitchen/breakfast room, principle bedroom with en-suite shower room and dressing area, second bedroom and bathroom. Accessed via a turning staircase is the versatile, main living accommodation, converted from original attic space and offering views across the Essex countryside. Externally, parking includes a two-vehicle carport and visitor bays. Communal gardens and surrounding farmer's fields offer a peaceful, rural lifestyle.

External front door with stairs up to the second floor:

ENTRANCE HALLWAY - 13'6 (4.11m)

Wood flooring, radiator, inset down lighters, stairs to living space, doors to:

KITCHEN/BREAKFAST ROOM - 17'4 x 11'6 (5.28m x 3.51m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit. Integral oven with 4 ring gas hob and extractor above, integrated dishwasher, washing machine, fridge and freezer. Sash window to side radiator, concealed boiler and inset down lighters.

Dressing area, carpeted, a bank of built in wardrobes, radiator, inset down lighters, door into:

BEDROOM 1 - 16'4 x 10'7 (4.98m x 3.23m)

Carpeted, two sash windows to front, radiator, inset down lighters and ceiling light point.



EN-SUITE SHOWER ROOM:

Fully tiled, corner shower cubicle, wash hand basin, low level w.c., heated towel rail, extraction fan and inset down lighters.

BEDROOM 2 - 12'7 x 8'2 (3.84m x 2.49m)

Carpeted, sash window to rear, radiator, wall lights and vaulted ceiling.

BATHROOM:

Vinyl flooring, panel bath with shower attachment, pedestal wash hand basin, low level w.c., Storage cupboard, radiator, tiled walls, extraction fan and inset down lighters.

Turning staircase from the hallway, with lighting and storage spaces:

LIVING SPACE - 35'8 x 22'11 (10.87m x 6.99m)

Wood flooring, windows to all sides, parameter heating and radiator, storage to eaves, central clock tower and vaulted ceilings, lighting throughout.

Cart lodge with parking for two vehicles, plus visitors parking. Fantastically maintained grounds and communal gardens, surrounded by Essex countryside.



FULL ADDRESS

18 Elmbridge Hall, Fyfield, Essex, CM5 0TN

LOCAL AUTHORITY

Epping Forest District Council, Civic Offices, 323 High Street, Epping, CM16 4BZ

COUNCIL TAX BAND

Band E

AGENT NOTE:

Lease has 975 years remaining
Annual Service Charge - £2,245 per year



IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.