

# DURDEN & HUNT

INTERNATIONAL



## Oakwood Apartments, Ongar CM5

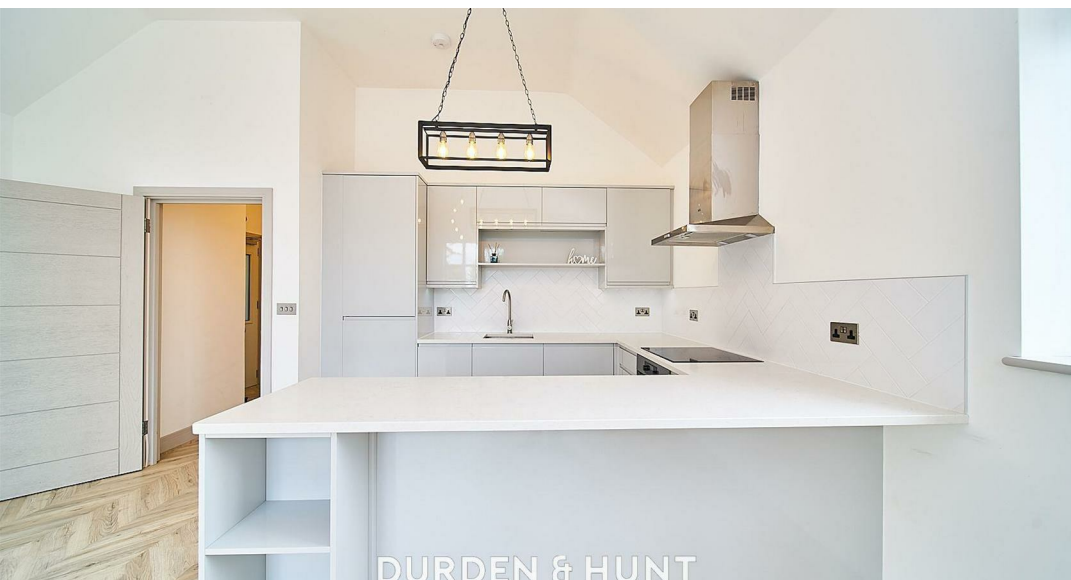
Offers In Excess Of £300,000

- Spacious Open Plan Kitchen And Living Room
- Modern Family Bathroom
- Allocated Parking
- Separate Utility Space
- First Floor Apartment
- Master Bedroom
- Good Transport Links

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Durden and Hunt welcome to the market this exceptional one bedroom apartment in Ongar.

Internally this immaculate property offers a spacious open plan kitchen and living area with separate utility space, a master bedroom and a modern family bathroom.

Externally this property offers allocated parking and additional storage and lock up space.

Ideally located close to local shops, schools and amenities as well as excellent transport links including A414, Epping and Heydon Bois tube stations in the neighbouring towns.

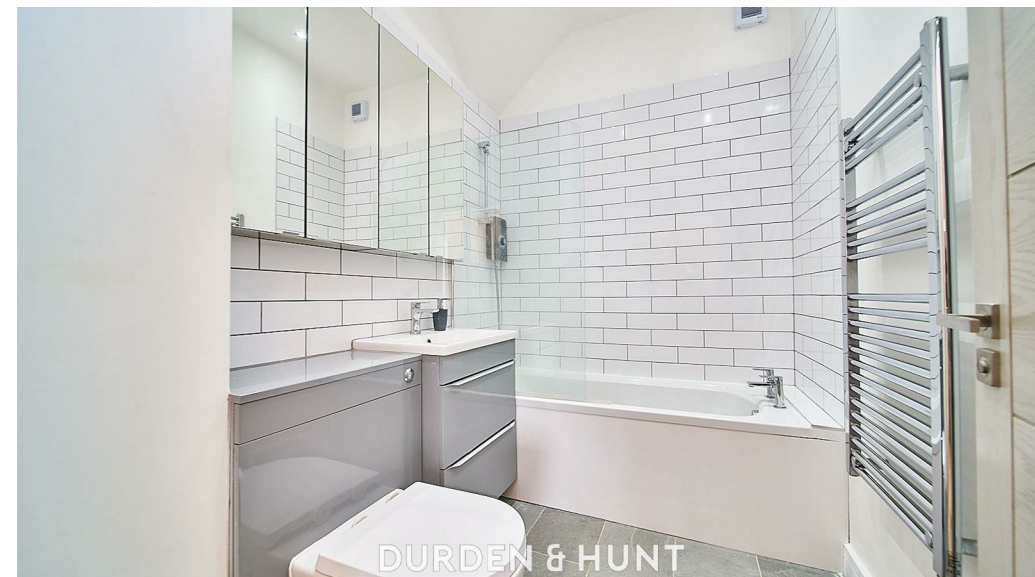
Tenure: leasehold  
years remaining: 123 years  
service charge: £1000  
ground rent: £200  
council tax band: C

Consumer Protection from Unfair Trading Regulations  
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

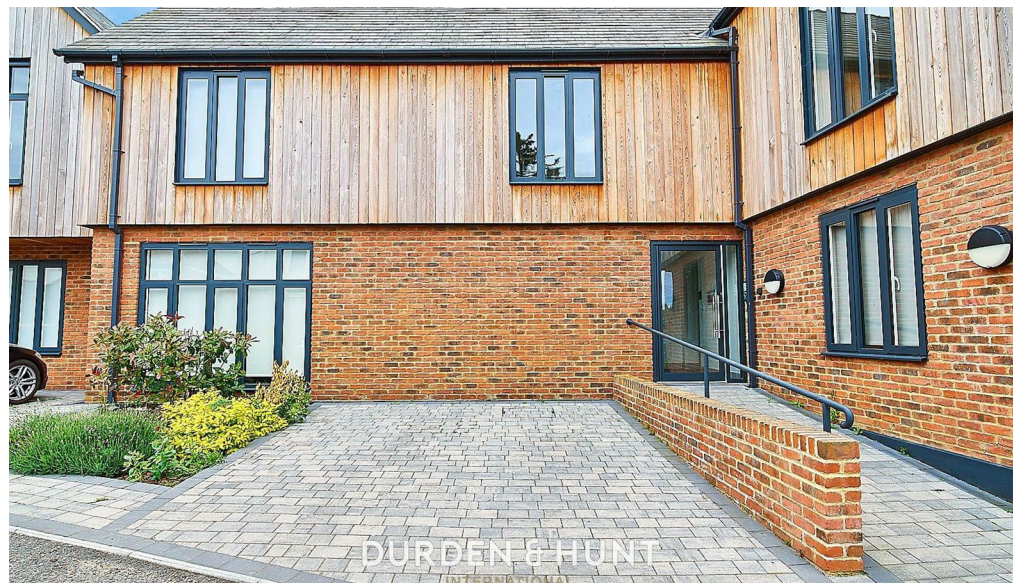
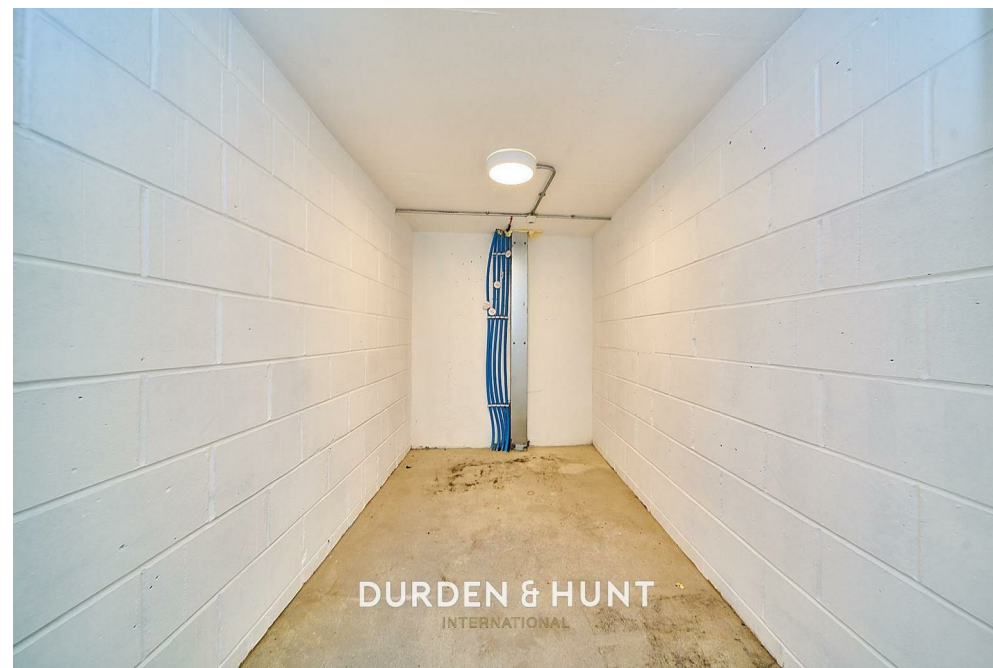
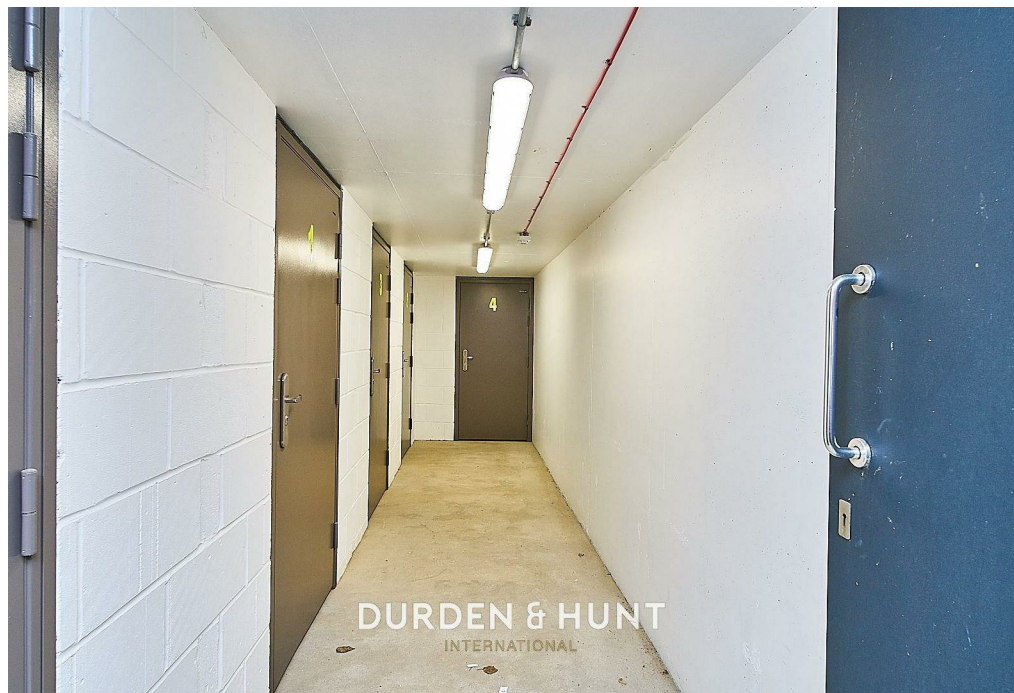
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and

facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





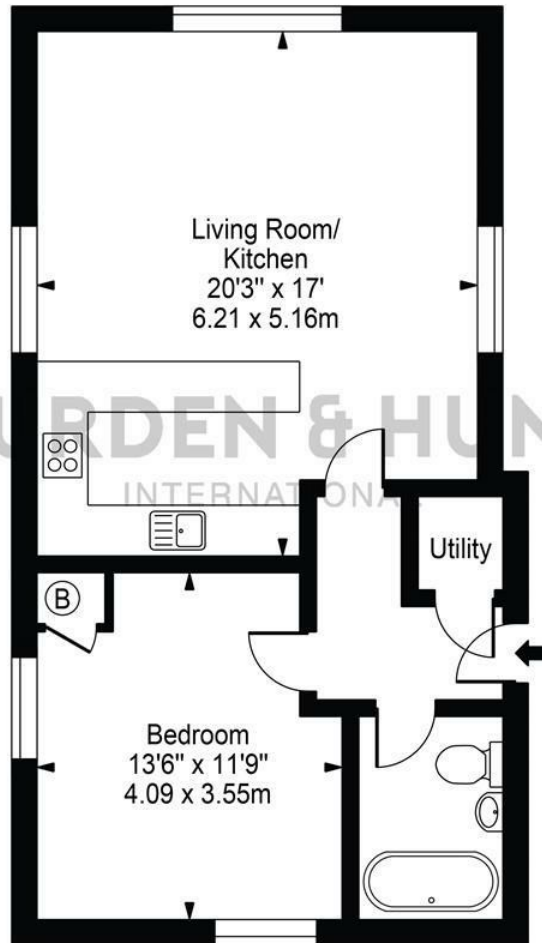






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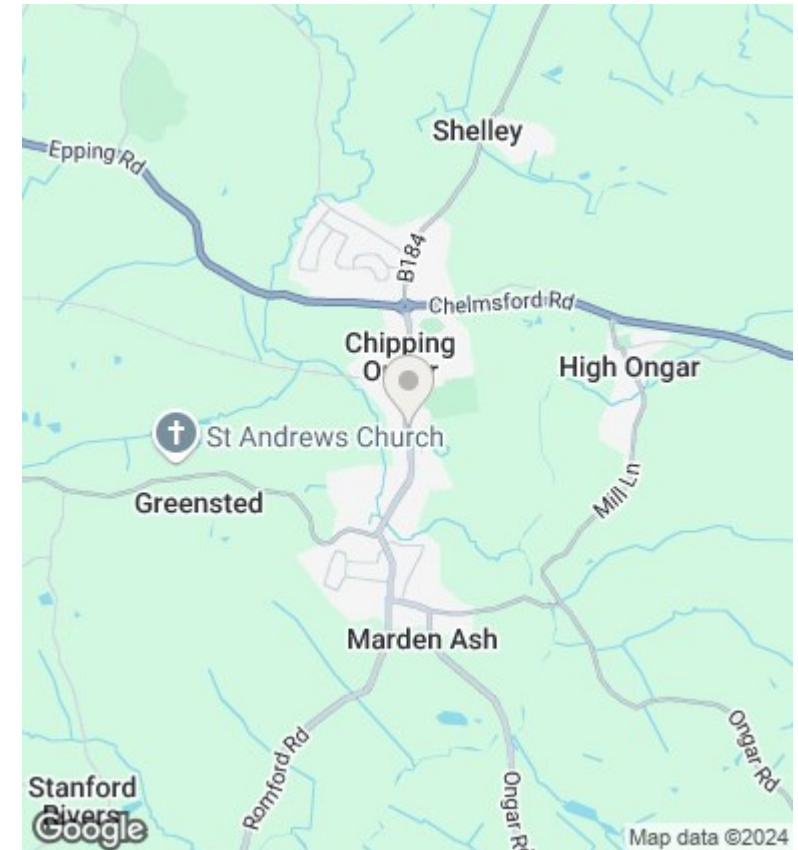
Approx. Gross Internal Area 604 Sq Ft - 56.10 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		