



All enquiries Ref: Kristian Georgiou or Brian Grante



- Leasehold ground floor self-contained purpose-built garden flat
- Requiring modernisation and refurbishment
- Full vacant possession

#### Location:

The property is situated on Manor Road accessed via Church Road. Public transport links include Stansted Mountfitchet mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the M11 which provides access into London via A12. Shopping amenities can be found locally with an extensive range of shops, bars and restaurants being found in Chelmsford to the southeast. Recreational pursuits can be found locally.

#### Accommodation:

Four bedrooms, one reception room, kitchen, bathrooms/WC, two ensuites  
Outside: Rear garden

EPC rating: D

Council Tax Band: TBC

#### Lease:

Held on a long lease for a term of 125 years from 16<sup>th</sup> May 1983 (Thus having approximately 83 years remaining)

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

