

Paul Mason Associates



Warren Lodge Park, Woodham Walter, CM9 6RW

Guide price £250,000

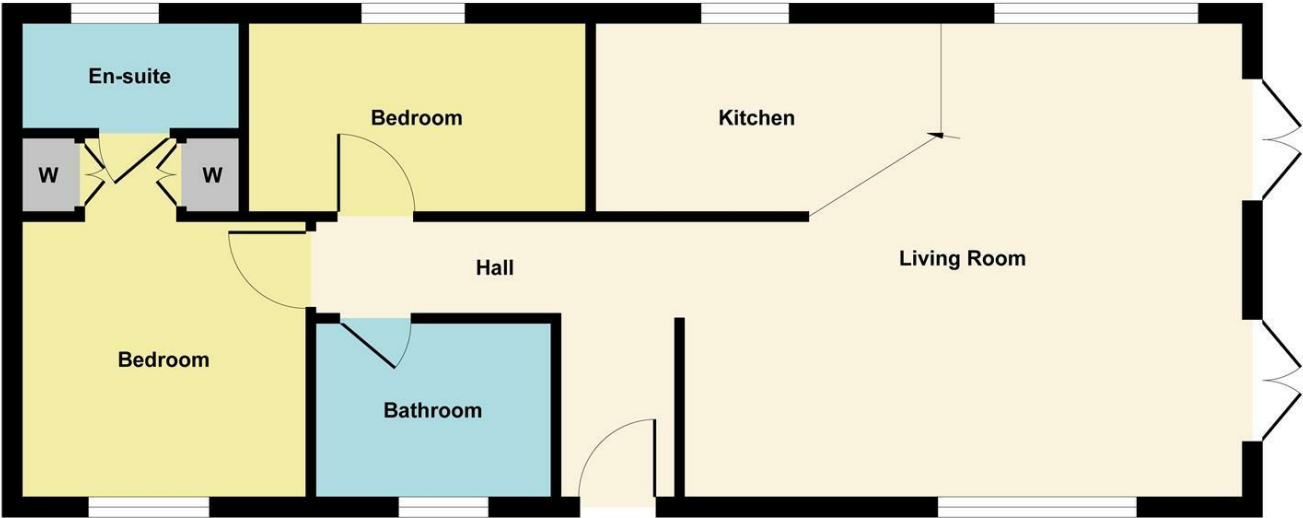
- Two Bedrooms
- Private Unoverlooked Garden
Backing Onto Woodland
- South Facing Terrace
- Access to Park Amenities
- En-Suite Shower Room
- Well-Presented Throughout
- Idyllic Setting
- Modern Fitted Kitchen
- Modern Bathroom Suite
- Generous Size Lounge

This well presented lodge is located on the beautiful The Warren Estate in Woodham Walter, surrounded by countryside and woodland. The Warren Estate benefits from an array of amenities including a heated indoor pool, hot-tub, activity health club, a golf club including a putting green and driving range and a sports bar.

The accommodation commences an entrance hall which provides access to the lounge which benefits from French doors opening to the enclosed terrace, modern fitted kitchen with a skylight allowing in plenty of natural light. The entrance hall also provides access to the fitted bathroom suite and the two bedrooms, bedroom one benefitting from fitted wardrobes and an en-suite.

Externally, as well as numerous footpaths throughout the estate, the property boasts a secluded private garden and driveway parking to the front. Viewing comes highly recommend to appreciate the property on offer and the idyllic setting of The Warren Estate.

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Ground Floor

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room
5.49m x 5.23m max (18' x 17'2 max)

Kitchen
2.77m x 2.39m (9'1 x 7'10)

Bathroom

Bedroom One
3.35m x 2.77m (11' x 9'1)

Bedroom Two
3.05m 3.05m x 2.79m plus recess (10' 10 x 9'2 plus recess)

En-Suite

Terrace

Garden

Parking

Property Services

- Gas -
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Heating -
- Local Authority -

Agent Notes

The property can be occupied 50 weeks per year.
We understand the property is

leasehold and there is currently an annual ground rent, management and maintenance charge fee of £4,496.40 (Subject to annual increase).

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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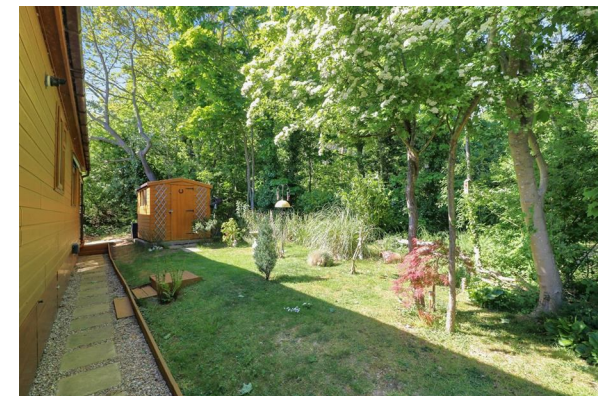
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Paul Mason Associates Limited Registered in England Number - 6767946
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