

MEASUREMENTS
ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST
INCH AND ARE GIVEN FOR INFORMATION AND
GUIDANCE PURPOSES ONLY.

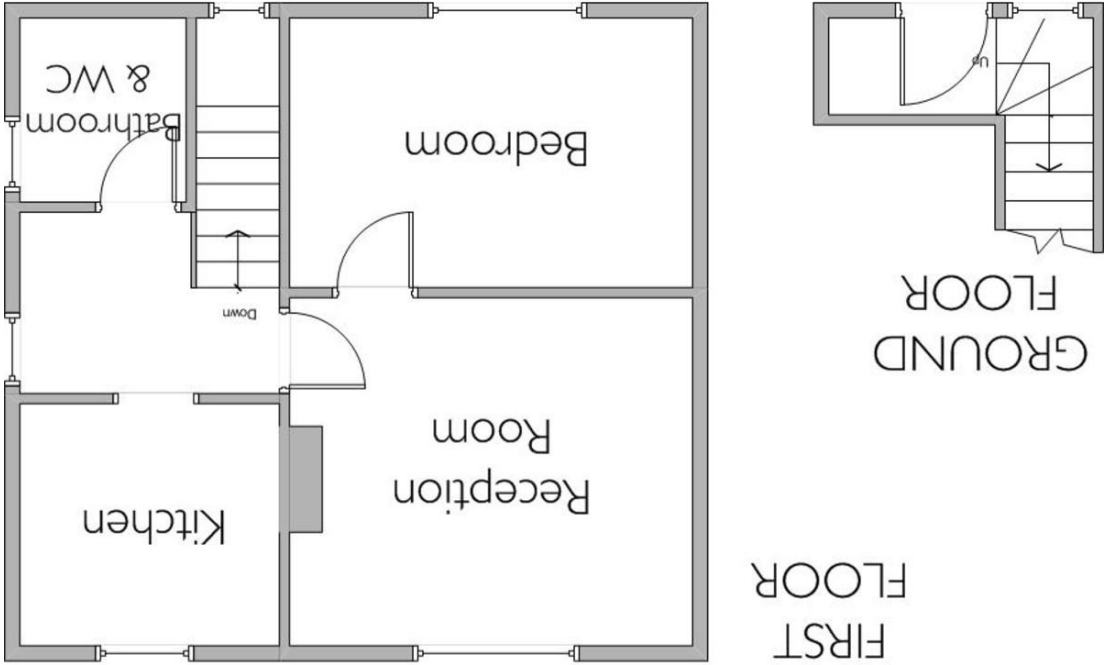
FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property
we are able to arrange a no-obligation discussion with a Financial
Advisor who is regulated by the Financial Conduct Authority.

FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are
considering selling your home please contact our office to
arrange an appointment for one of our experienced valuers to
call without obligation. A thorough professional approach and
competitive fees are assured.

Gross Internal Floor Area:
Approximately 490sq.ft. / 46 sq.m.



2a Ingels Mead
Epping, CM16 5AJ

Offered with NO ONWARD CHAIN and just minutes' walk from Epping High Street and the Central Line Station, this self-contained first floor apartment has a number of features not commonly found with properties of this type including driveway parking and a lovely GARDEN to the side. The maisonette stands in a popular residential area that is ideally placed for this market town's range of shops, cafes and amenities.

- First Floor Maisonette
 - Lovely Garden
 - Off Street Parking
- Generous Size
 - Gas Central Heating
 - Double Glazing

£280,000



GROUND FLOOR

ENTRANCE HALL

Storage/pram space.

FIRST FLOOR

HALL

8' 5" x 5' 11" (2.57m x 1.8m) With space for a potential study area.

RECEPTION ROOM

13' 4" x 11' 6" (4.06m x 3.51m) Living flame gas fire in smooth stone surround.

KITCHEN

8' 5" x 8' 0" (2.57m x 2.44m) Wall mounted gas combi boiler.

BEDROOM

13' 2" x 8' 11" (4.01m x 2.72m)

BATHROOM & WC

6' 1" x 5' 6" (1.85m x 1.68m)

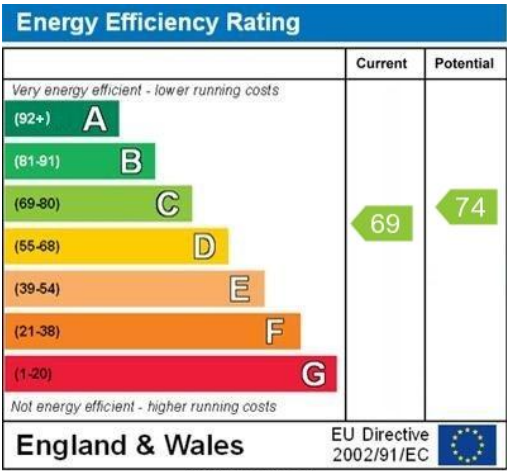


SERVICE CHARGES AND GROUND RENT

An 'estimated leasehold charge' of approximately £250 per year is payable with occasional costs to be incurred on an ad-hoc basis according to necessity. Buildings insurance is the responsibility of the owner.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'B'.



BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

TENURE

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

The lease is understood to be 125 years commencing 21st August 1989 and, therefore, has an unexpired term in the region of 91 years.

EXTERIOR

To the front of the building is a concrete drive providing off street parking. Beyond this, to the side of the building is a well-presented garden laid mainly to lawn with attractive shrubs.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.