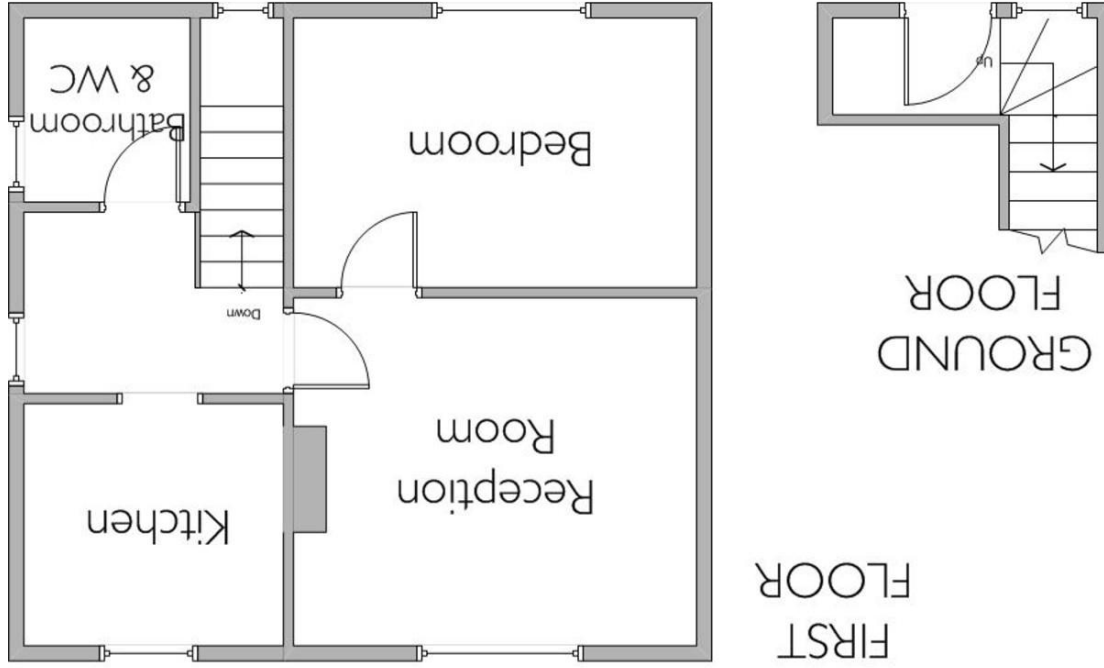




Gross Internal Floor Area:
 Approximately 490sq.ft. / 46 sq.m.



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

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.

FINANCIAL SERVICES

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.

FREE MARKET APPRAISAL

Whilst every care has been taken in the preparation of these sales particulars they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



2a Ingels Mead
 Epping

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

£300,000

GROUND FLOOR

ENTRANCE HALL

Storage/pram space.

FIRST FLOOR

HALL

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

RECEPTION ROOM

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

KITCHEN

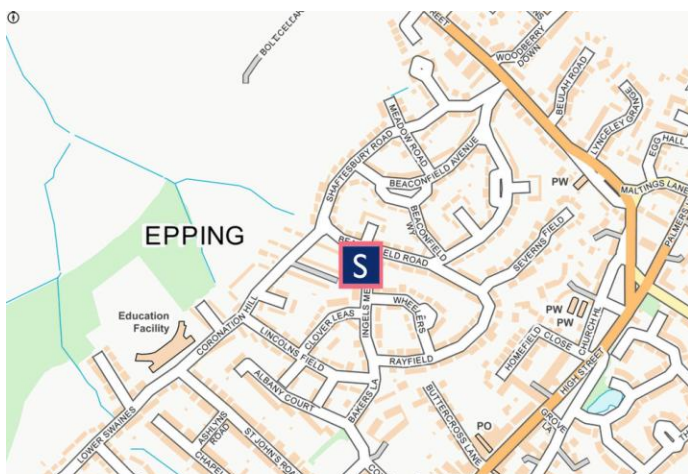
8' 5" x 8' 0" (2.57m x 2.44m) Wall mounted gas combi boiler.

BEDROOM

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

BATHROOM & WC

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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	

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.

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'.

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.