



- Ground Floor Apartment
- Share of Freehold & Long Lease (238 years)
- 2 Double Bedrooms
- Gas Central Heating (Modern Boiler)
- Double Glazing
- Garage En-Bloc

Offered with NO ONWARD CHAIN, this property has the Wow factor! Smartly presented throughout, this spacious ground floor apartment forms part of a desirable gated development that is beautifully-placed for walking to the Central Line Station as well as the High Street where there is a very good range of coffee shops, restaurants and shops. The apartment, which has 2 large bedrooms, is particularly light and bright and has views to the front over the extensive communal grounds and rearwards across the countryside on the edge of the town. With modern gas central heating and contemporary kitchen and bathroom fittings, the apartment is in ready-to-move condition. The single garage is larger than most giving excellent storage opportunities.

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

20' 11" x 11' 10" (6.38m x 3.61m)

KITCHEN

8' 9" x 8' 1" (2.67m x 2.46m)

WC

4' 4" x 3' 3" (1.32m x 0.99m)

BATHROOM, SHOWER ROOM & WC

8' 3" x 6' 8" (2.51m x 2.03m)

BEDROOM 1

14' 9" x 12' 1" (4.5m x 3.68m)

BEDROOM 2

12' 1" x 11' 2" (3.68m x 3.4m)

Currently used as a dining room.

EXTERIOR

The apartments are arranged in blocks of 4 in an 'L-shape' around substantial lawned gardens with some off-street parking.

Within a bloc on site is the:

GARAGE

19' 0 (Max)" x 16' 3" (5.79m x 4.95m)

TENURE & SERVICE CHARGES

We understand the property to be leasehold (299 years ending 25/12/2262) and SHARE OF FREEHOLD. Vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

A monthly service charge is understood to be levied at £145 which incorporates maintenance of the grounds and communal areas, window cleaning and buildings insurance.

NOTE RE: LETTING

We understand that, at present, the Residents' Association has in place a restriction on letting the properties to anyone other than family.

SERVICES

Mains gas, electricity, water and drainage services are understood to be connected. No services or installations have been tested.

BROADBAND

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

SCHOOL CATCHMENT PRIORITY AREA

The property stands in the Priority Admissions Area for Epping Ivy Chimneys Primary School and Epping St John's Senior School.

COUNCIL TAX

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



Viewing is available strictly by appointment
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