

# Stevenette

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**1 Pavillion Court, Orchard Drive**

Theydon Bois, Essex, CM16 7DJ

**£700,000**



# PROPERTY FEATURES

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- Ground Floor Apartment
- Level Access
- Beautifully Maintained Development
- Underfloor Gas Heating
- Two Parking Spaces
- Spacious Accommodation
- Direct Views Over the Village Green
- Double Glazing

## FULL DESCRIPTION

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Offered with NO ONWARD CHAIN, this is an extremely rare opportunity to acquire a high quality and stylish ground floor garden flat within one of the village's prime locations standing directly on the edge of the village green. Constructed approximately ten years ago to a high specification, the apartment has been extremely well-maintained. The design affords two very good size bedrooms, two bath or shower rooms and an attractive reception room with its own French Doors allowing direct access to the communal gardens where there is a covered and paved private sitting area with views over the green. There are two parking spaces within the electrically gated area and the village's shops, eateries and Central Line station are just moments' walk away.

### GROUND FLOOR

#### COMMUNAL HALLWAYS

Impeccably maintained, the communal entry hallways are accessed via a coded/fob electronic security system. Apartment I can also be independently accessed via its French doors which are positioned in the side of the building and within a very short walk of the parking spaces.

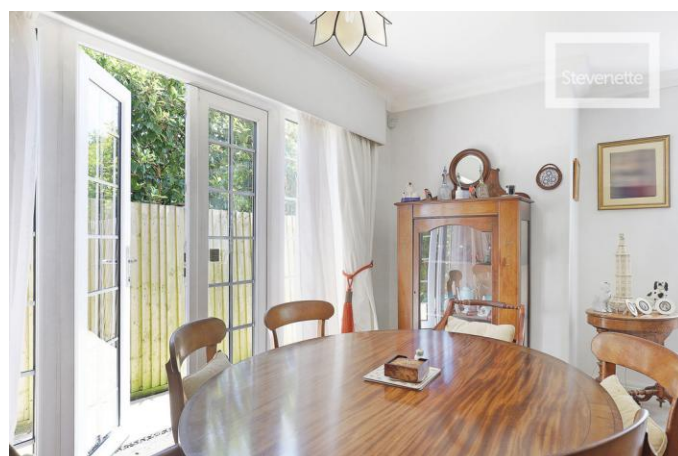
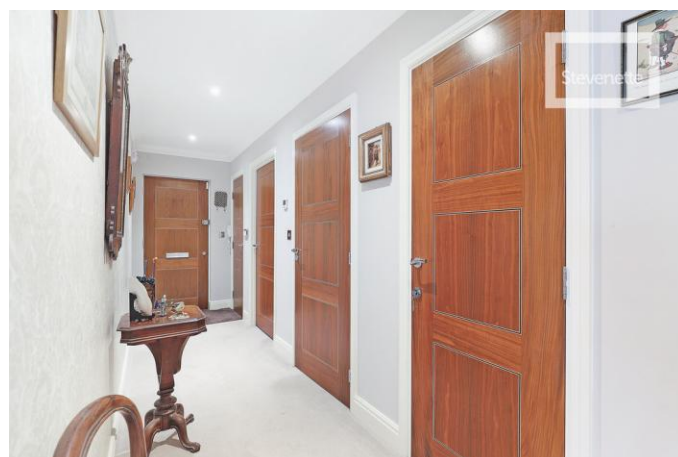
#### HALLWAY

Two generous storage cupboards.

#### RECEPTION ROOM

**18' 6" max x 15' 9" (5.64m x 4.8m)**

A projecting bay gives appealing views across the green and a pair of French doors open to the path that extends down the side of the building to the front garden area.



## KITCHEN

**10' 11" x 7' 3" (3.33m x 2.21m)**

Well-equipped with base and wall units incorporating Siemens hob, oven, microwave/grill, dishwasher, washing machine, refrigerator and freezer. A concealed gas boiler feeds the underfloor heating system.



## BEDROOM 1

**14' 11" x 11' 2" avg (4.55m x 3.4m)**

Two built-in wardrobes with sliding doors.

## EN-SUITE SHOWER & WC

**7' 8" x 5' 1" (2.34m x 1.55m)**

## BEDROOM 2

**10' 7" min x 10' 3" (3.23m x 3.12m)**

Built-in wardrobe with sliding doors.



## BATHROOM / WC

**8' 8" x 6' 11" (2.64m x 2.11m)**

## EXTERIOR

Accessed from Orchard Drive, an electric gate with fob remote opens to the car park area within which there are two allocated side-by-side spaces.

## GARDENS

To the front of the building is a lawned garden enclosed by hedging and immediately adjacent to the flat is a paved sitting area under the cover of a roof.

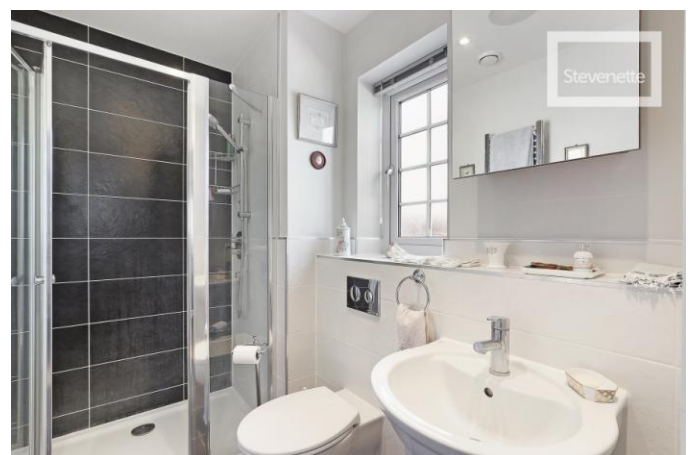
## TENURE

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 have commenced 1 January 2014 with a term of 125 years (113 years remaining).



## SERVICE CHARGES

A service charge of approximately £5000 per year is collected in two six-monthly installments. This charge is understood to cover maintenance and electricity for the communal areas, gate and grounds, buildings insurance, property management and external window cleaning.



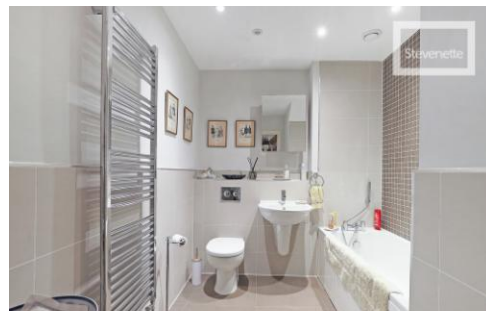




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SERVICES

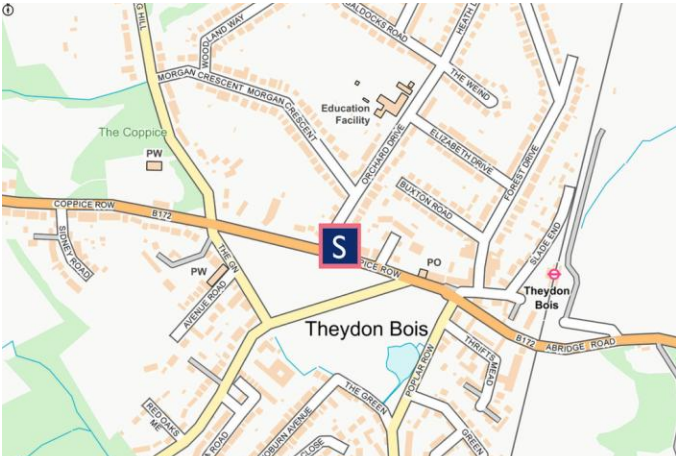
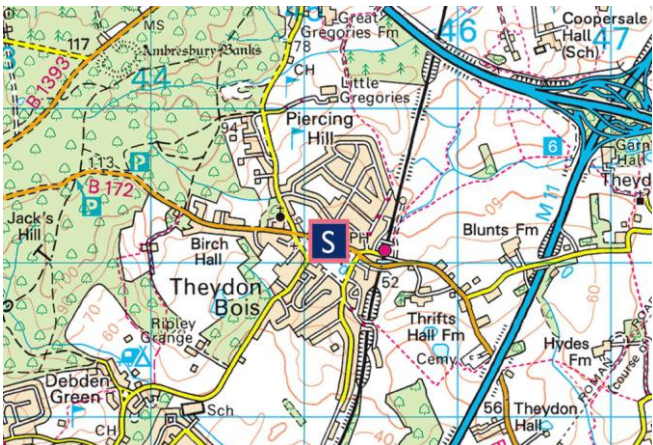
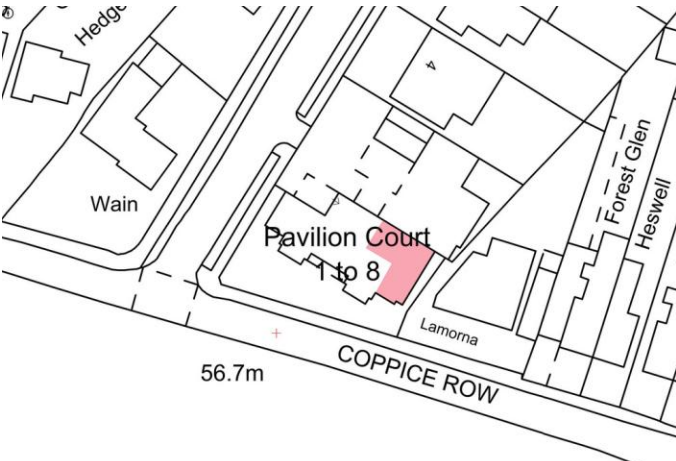
All mains services are understood to be connected. No services or installations have been tested.


BROADBAND

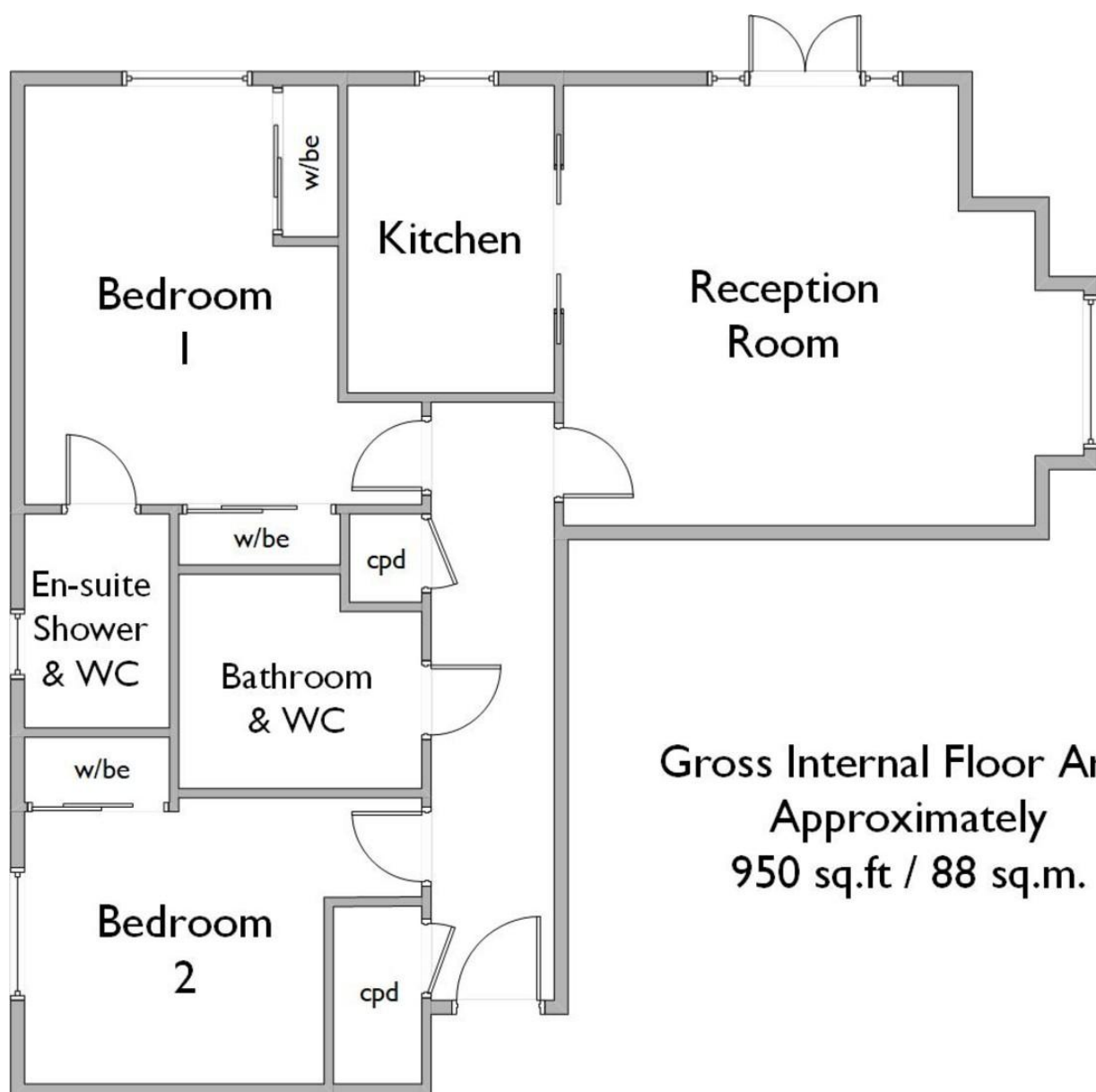
It is understood that Fibre Optic Broadband is available in this area.

ESTATE AGENTS ACT 1979

Please note the property belongs to relatives of one of the partners at Stevenette & Company LLP.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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
		
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		



Gross Internal Floor Area:  
Approximately  
950 sq.ft / 88 sq.m.

## PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements