



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Roydon Mill | Roydon | CM19 5EJ | £259,995



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Roydon Mill | Roydon | CM19 5EJ

Nestled in the charming village of Roydon, this beautifully refurbished two-bedroom flat presents an exceptional opportunity for modern living. Dating from circa 1988, this apartment has been tastefully updated to offer a fresh and inviting atmosphere, making it an ideal home for those seeking comfort and style within what was a grade II listed flour mill.

Upon entering, you will be greeted by a reception area hall that flows seamlessly into a contemporary living room, kitchen/ breakfast room, perfect for culinary enthusiasts. The sleek bathroom serves as a tranquil retreat, ideal for unwinding after a busy day. With modern flooring throughout, the property radiates a sense of modernity and warmth, ensuring it is ready for you to move in and make it your own.

The flat also boasts the convenience of allocated parking, along with a garage, providing ample space for your vehicles and belongings. Residents can enjoy access to serene communal gardens, perfect for leisurely walks or simply relaxing in a peaceful environment.

Roydon's village charm is complemented by its excellent transport links, with Roydon Train Station just a short walk away. Commuters will appreciate the swift 35-minute journey to London Liverpool Street, making it an ideal location for both work and leisure. The village itself offers essential amenities, including a shop, pharmacy, and primary school, while nearby Harlow provides additional facilities such as shopping centres, a hospital, and various leisure options.

This property is offered chain-free, presenting a hassle-free opportunity for prospective buyers. With its blend of modern comfort and prime location, this maisonette is not to be missed. Embrace the chance to settle into this delightful home in the heart of Roydon, where village life meets convenience.

Share of Freehold 999 years from 1987 : Zero Ground Rent: Maintenance £1800 per Annum

- Share Of Freehold
 - Chain Free
 - Communal Garden & BBQ Area
- Grade II Listed Building
 - Close to Amenities & Station
 - Two Bedrooms
- Roydon Marina Village Complex
 - Garage & Parking
 - Kitchen with Breakfast Bar



Communal Entry door	Bedroom Two
Lift & Stairs	8'9" x 8'5" max
Inner Lobby Entrance	Bathroom
Central Hallway	8'11" x 5'11"
Living/Dining Room	External space
16'10" x 12'3"	Communal Garden
Kitchen/Breakfast Room	Garage
11'7" x 6'11"	BBQ Area
Bedroom One	
11'8" x 10'8"	



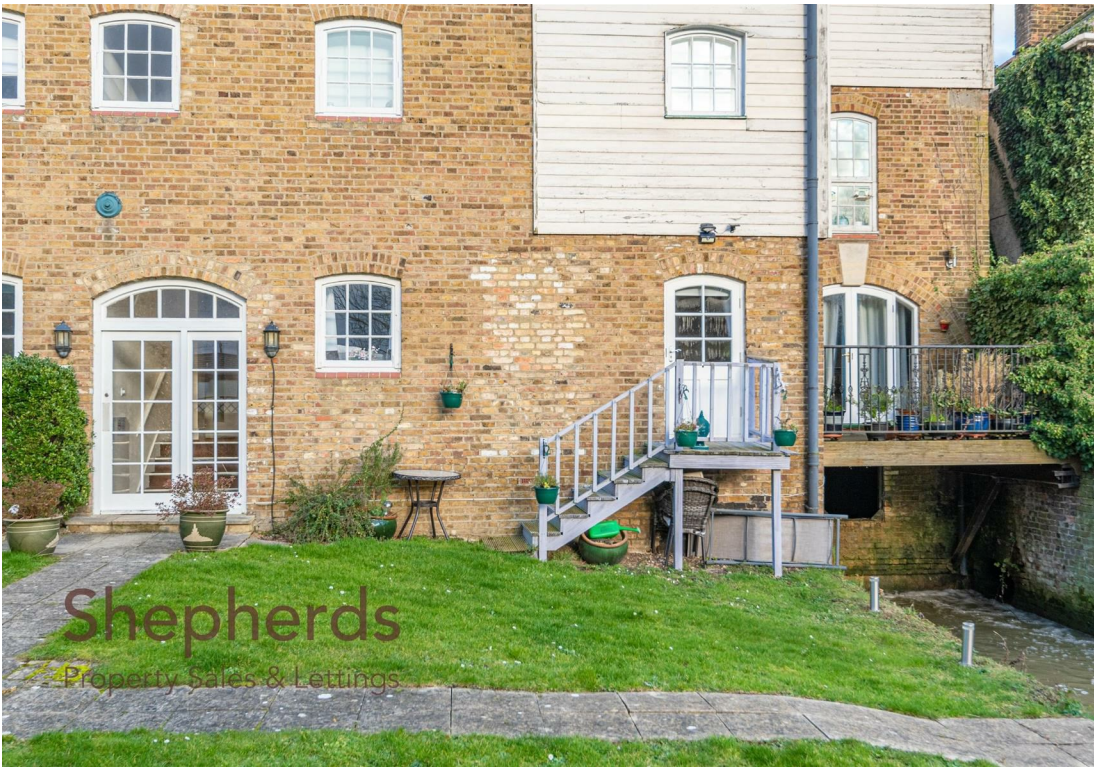
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



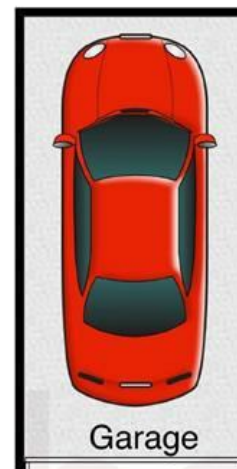
Tenure :
Council:
Tax Band:

Leasehold - Share of Freehold
Epping Forest District Council
B





Roydon Mill, Roydon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not form part of any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Shepherds
Property Sales & Lettings



Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

