

LEASEHOLD



Apartment (EPC Rating: E)

AMBROSE CORNER
ELSENHAM
CM22 6EH
Price Guide
£165,000

- BEAUTIFULLY PRESENTED
- ONE DOUBLE BEDROOM APARTMENT
- TOTALLY REFURBISHED
- OPEN PLAN KITCHEN/LOUNGE/DINER
- SHOWER ROOM
- OWN PRIVATE ENTRANCE
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- GREAT LOCATION
- 119 YEAR LEASE



Fordyce Furnivall
Residential Sales & Letting Agents



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E

1 Bedroom Apartment located in ELSENHAM

Ideal for first time timebuyers or for landlords looking for a good rental investment, a beautifully presented one bedroom first floor apartment located in a parade of shops and only a 5 minute walk to the railway station. The accommodation that has been completely refurbished by the current owners, comprises a private entrance on the ground floor with an enclosed staircase leading to the entrance hall, an open plan lounge/diner with a breakfast bar separating the kitchen area, double bedroom and shower room. Outside there is there is a private car park serving the properties and shops, and plenty of on-street parking to Robin Hood Road. Additional features include UPVC double glazing and electric heating.

SITUATION

The property is set in the popular village of Elsenham, which boasts its own primary school, shop, post office and local public house. Elsenham has the benefit of a mainline railway station, which serves London Liverpool Street and Cambridge, plus there is nearby access for the M11 and M25 orbital motorway, giving an easy onward journey to London and the north. The busy market town of Bishop's Stortford is only a short drive away, offering an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge.

GROUND FLOOR

UPVC front door with glazed panel leading to an enclosed staircase with windows to the side raising to:

FIRST FLOOR

ENTRANCE HALL

Storage cupboard, windows to the side and rear aspects, laminate flooring, opening to:

OPEN PLAN KITCHEN/LOUNGE/DINER

18'0" x 8'2"

Fitted kitchen which has wooden work surfaces and eye and base level units, tiled splashbacks, window to the side aspect, integral oven and hob, plumbing for washing machine and space for fridge freezer. a breakfast bar, lounge area, window to the side aspect, electric radiator, laminate flooring, access to loft space, door to:

BEDROOM

8'2" x 8'2"

Window to the front aspect, laminate flooring, electric radiator.

SHOWER ROOM

Shower cubicle, wash hand basin with vanity unit under, low flush WC, laminate flooring.

LOCAL AUTHORITY

Uttlesford District Council

Tax Band: £1,407.34

LEASE DETAILS

Lease remaining: 118 years

Ground rent/service charge was £150 a year.

50% of the building insurance was £250 a year.

AGENT'S NOTE

This property would make an ideal rental investment either long term or Airbnb which it is currently being used as, more details upon request.

DIRECTIONS

From our offices, follow the road round and turn left at the traffic lights onto the Causeway. Head straight over at the roundabout and at the next mini-roundabout take the second exit onto Northgate End. Continue on this road following signs to Stansted. Turn right into Chapel Hill, then left into Lower Street, bear right into Grove Hill, and proceed along the B1051 road until you enter Elsenham. At the double roundabout head straight over and the property will be found immediately on your right hand side.

AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending



purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

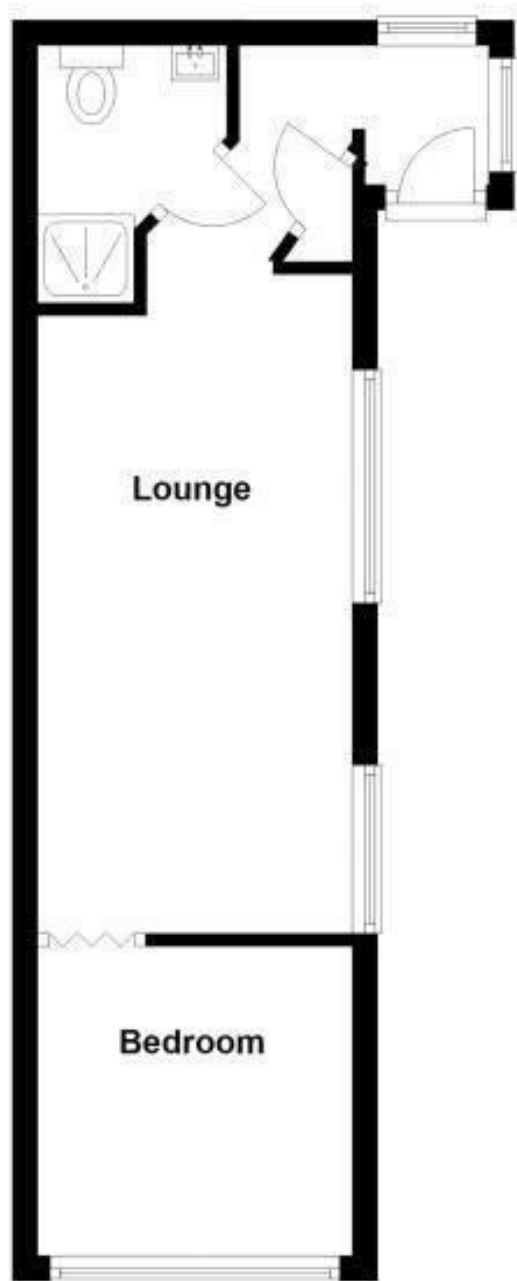
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



Ground Floor



Council Tax Band

B

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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 are 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 are advised to recheck the measurements.