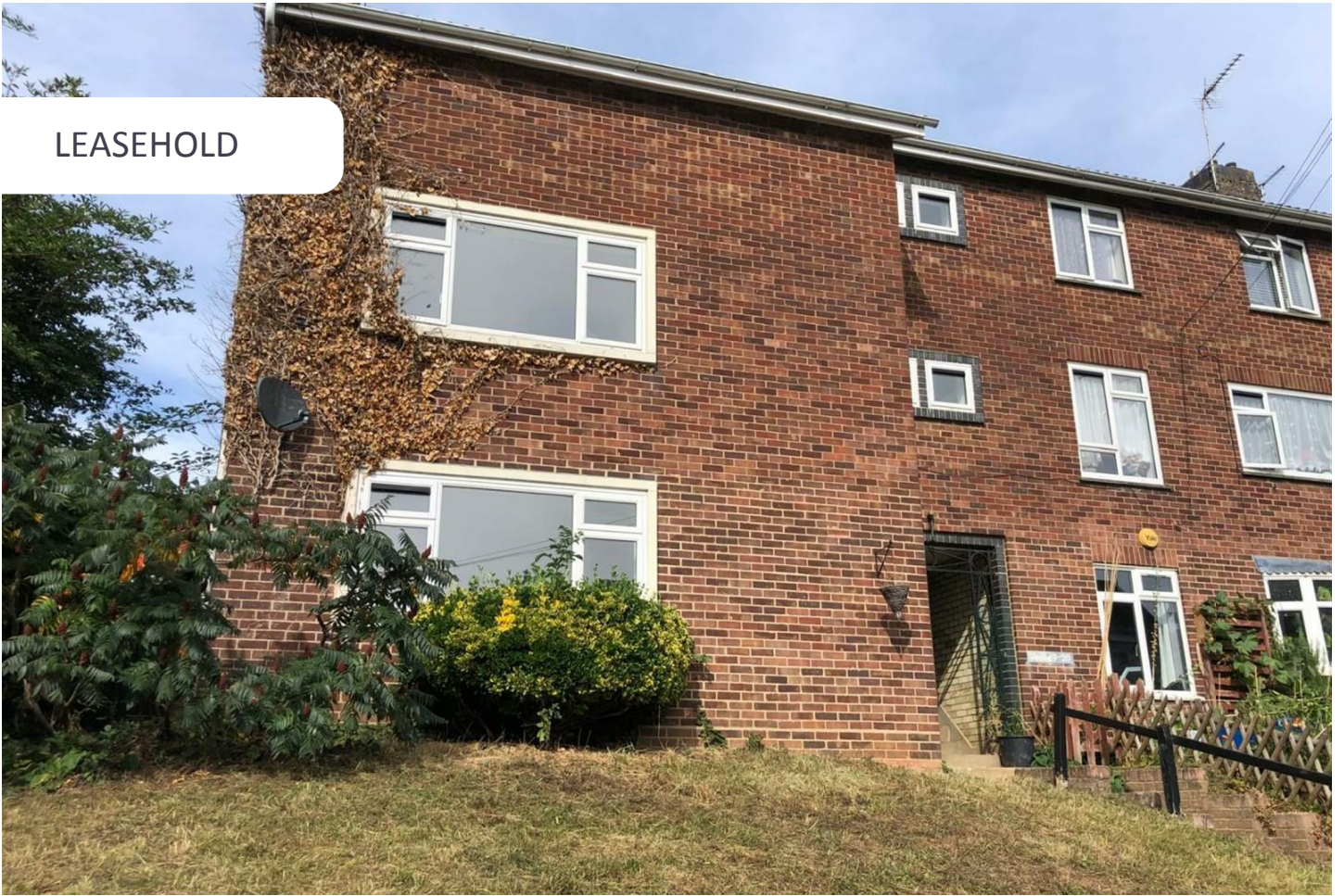


LEASEHOLD



Maisonette (EPC Rating: C)

MANOR ROAD

STANSTED

CM24 8NJ

Price Guide

£250,000

- DUPLEX MAISONETTE
- 3 BEDROOMS
- LOUNGE
- DINING ROOM
- FULLY FITTED KITCHEN
- BATHROOM
- SEPERATE WC
- LARGE BALCONY & PRIVATE DECKED GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- TOTALLY RENOVATED



Fordyce Furnivall
Residential Sales & Letting Agents



3



1



2



C

3 Bedroom Maisonette located in STANSTED

****NO ONWARD CHAIN AND BEING SOLD WITH A BRAND NEW LEASE OF 125 YEARS**** A spacious totally renovated 3 bedroom top floor duplex maisonette situated within walking distance of local shops, schools and the mainline railway station for London & Cambridge. External stairs lead to the accommodation which is spread over two floors and comprises entrance hall, lounge, separate dining room, fully fitted kitchen with door leading to a large balcony. Upstairs there are three bedrooms, large walk-in storage cupboard and family bathroom with a separate WC. Outside to the rear of the property there is a storage shed and a private enclosed decked garden area. Additional features include brand new roof, gas central heating and double glazing throughout. Street parking with no permits.

SITUATION

An excellent range of amenities means that Stansted Mountfitchet can satisfy your daily needs, including a food store, bakers, pharmacy, butchers, petrol station and a post office. The village also boasts a variety of eateries, along with three welcoming pubs. The local area is well served for schools, and the village itself has two primary schools and one secondary school. Mountfitchet Romeera Leisure Centre on the outskirts of the village offers fitness classes, racquet sports and football. Stansted Mountfitchet has excellent road and rail links. Just 3 miles from the M11 (junction 8), it puts the M25, London and Cambridge within easy reach. The village boasts its own mainline railway station, which is a comfortable walking distance from Forest Hall Park. The station provides frequent direct services to London Liverpool Street and Cambridge (journey times approximately 50 and 35 minutes respectively), and a regular service to Stansted Airport, 4 miles away.

GROUND FLOOR

External stairs leading up to:

FIRST FLOOR

Communal landing, front door to:

FRONT DOOR

ENTRANCE HALL

Window to the front aspect, radiator, laminate flooring, stairs to upper level with storage cupboard under, doors to:

LOUNGE

16'5" x 9'10"

Window to front aspect, radiator, TV point.

DINING ROOM

13'1" x 8'6"

Window to the rear aspect, radiator, archway to

KITCHEN

10'8" x 7'1"

Range of wall and base units with work top surfaces over, inset one and quarter stainless steel sink with tiled splash back, cupboard housing gas boiler, dishwasher, washing machine, oven with separate microwave over, door to balcony.

FIRST FLOOR

LANDING

Window to the front aspect, large walk in storage cupboard, doors off to:

BEDROOM 1

11'6" x 10'4"

Window to the side aspect, radiator, built in cupboard.

BEDROOM 2

13'1" x 8'4"

Window to rear aspect, radiator

BEDROOM 3

11'6" x 6'7"

Window to front aspect, radiator, access to loft.

BATHROOM

Bath with rainfall shower over, chrome heated towel rail, wash hand basin with vanity unit under, window to the side aspect, inset ceiling spots.

SEPARATE WC

Low flush WC, window to the side aspect, inset ceiling spots.

OUTSIDE

The property enjoys a large balcony, a private enclosed decking area and a storage shed, on street parking with no permits



LEASE DETAILS

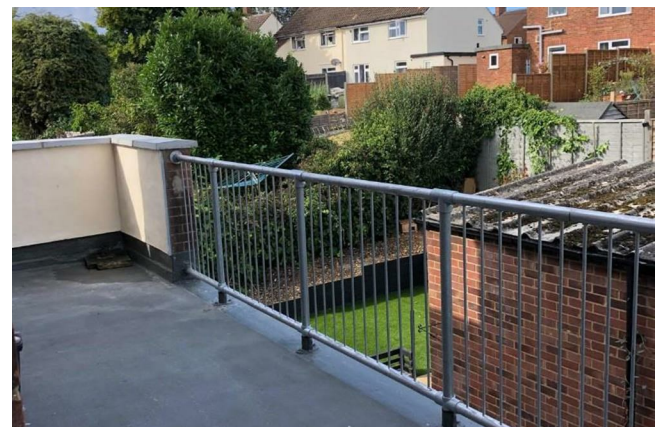
Lease remaining: 125 years
Ground Rent: £10 p.a.
Service Charge £422.60 p.a.

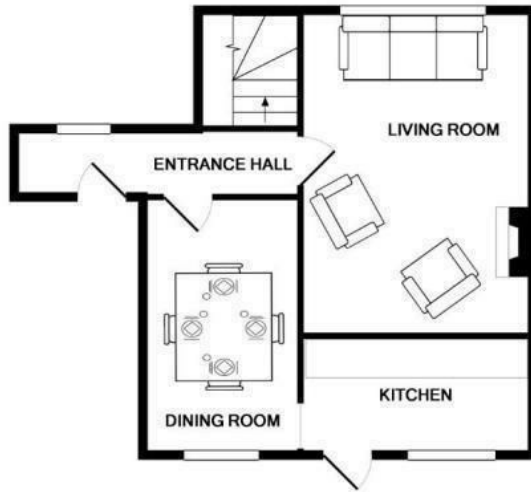
LOCAL AUTHORITY

Uttlesford District Council
Tax Band C

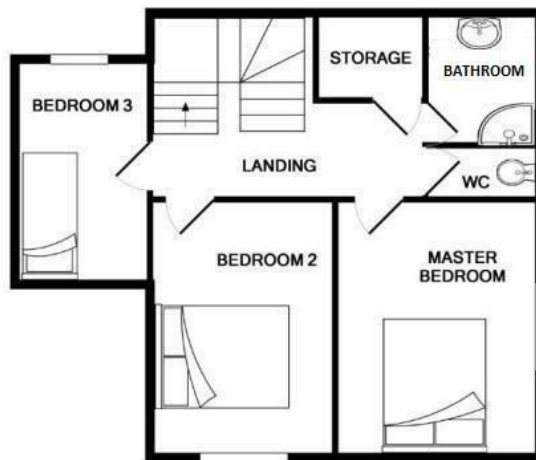
AGENT'S NOTE

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
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)

MANOR ROAD
TOTAL APPROX. FLOOR AREA 986 SQ.FT. (91.6 SQ.M.)

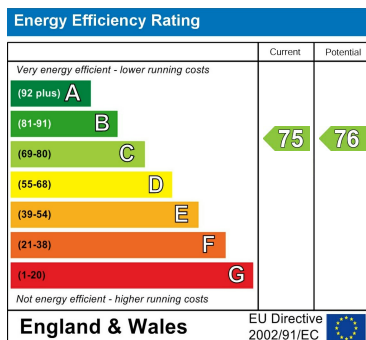
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

C

Energy Performance Graph



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