

Paul Mason Associates

Church Road, Hatfield Peverel, Essex, CM3 2JZ

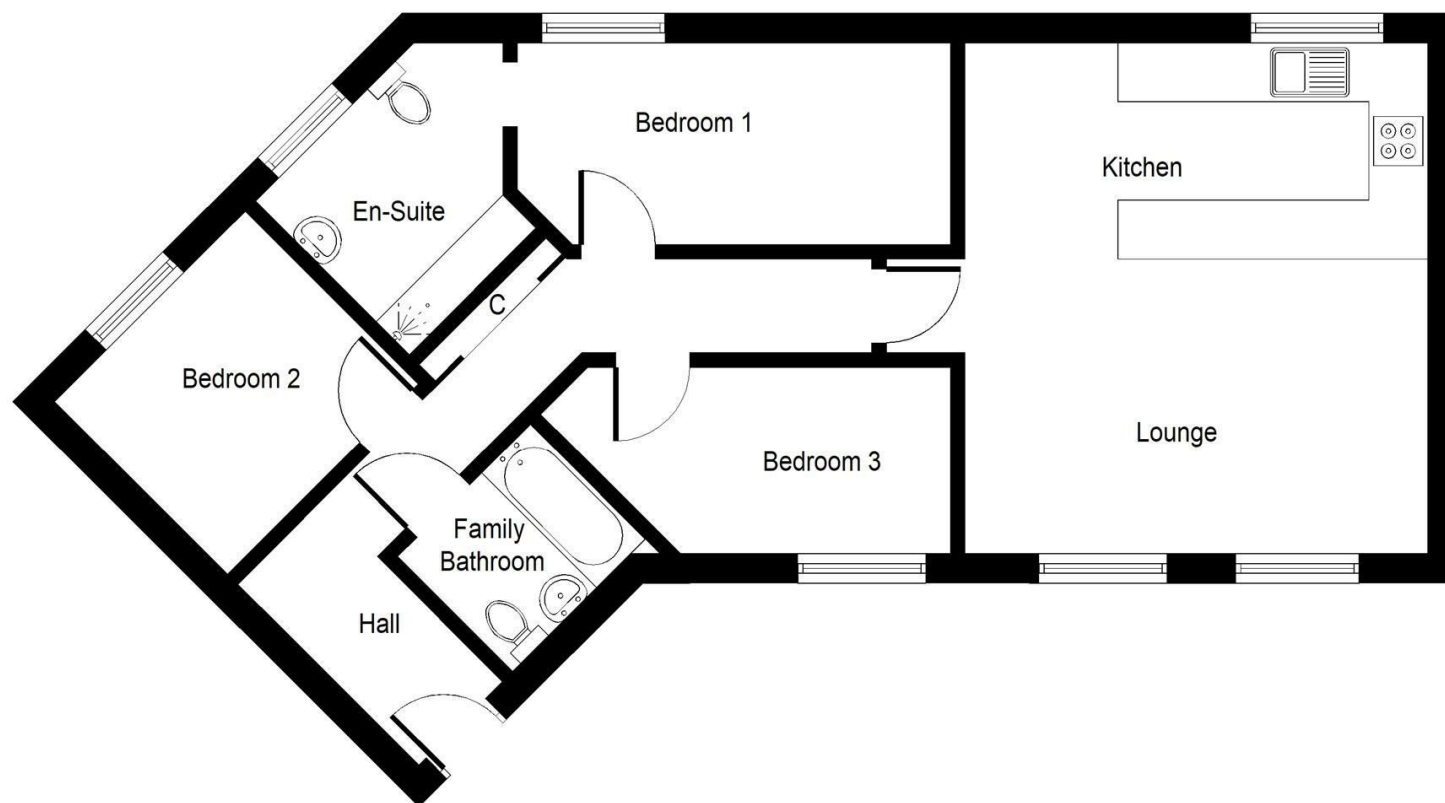
Guide Price £275,000 to £285,000



- No onward chain
- Top floor penthouse apartment
- Three good size bedrooms
- Modern en-suite shower room to master bedroom
- Modern family bathroom
- Open plan 20'4 x 16'5 kitchen/lounge/dining area
- Allocated parking for two cars
- Communal gardens
- Gas radiator central heating
- EPC - C

\*\*\*GUIDE PRICE £275,000 - £285,000\*\*\*

A spacious and highly desirable top floor penthouse apartment, situated within this small modern development less than a mile from the train station with direct links to London Liverpool Street, being offered with no onward chain. The accommodation offers spacious accommodation throughout including three good size bedrooms, modern en-suite shower room plus separate family bathroom and impressive open plan 20'4 x 16'5 kitchen/lounge/dining area. Further features include gas radiator central heating, UPVC double glazing, allocated parking for two cars plus well maintained communal gardens.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 78                      | 78        |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  | 79                      | 79        |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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 or tenant. 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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### Distances

Hatfield Peverel Railway Station  
feeding London Liverpool Street  
(0.9 miles)

Hatfield Peverel Primary School  
(100 yards)

A12 Northbound (0.5 miles)

A12 Southbound (1.2 miles)

London Stansted Airport (20.2  
miles)

M25 (22 miles)

(All mileages are approximate)

### ACCOMMODATION

#### Entrance Hall

Entrance Door. Coved celing.  
Access to a loft space. Large  
cupboard housing gas fired  
boiler. Telephone point. Doors  
leading to:

#### Bedroom One

4.51m x 2.88m (14'9" x 9'5" )  
Double glazed window to rear. A  
range of fitted wardrobes.  
Coved ceiling and door to:

#### En-Suite Shower Room

Obscure window to rear. Modern  
white suite comprising of shower  
cubicle with tiled walls and fitted  
glass shower screen, low level  
WC and vanity wash hand basin  
with mixer taps. Half tiled walls  
and tiled floor.

#### Bedroom Two

3.40m x 3.14m (11'1" x 10'3" )  
Double glazed window to rear.  
Fitted wardrobes. Coved ceiling.

#### Bedroom Three

3.90m x 2.16m (12'9" x 7'1" )  
Double glazed window to front.  
Coved ceiling.

#### Family Bathroom

Modern white three piece suite  
comprising panelled bath with  
mixer taps and shower  
attachment, vanity wash hand  
basin with mixer taps and low  
level WC. Tiled floor and half  
tiled walls. Inset ceiling lighting.  
Extractor fan.

#### Open Plan Kitchen/Lounge/Dining Area

6.24m x 5.04m (20'5" x 16'6" )  
Kitchen Area - Double glazed  
window to rear. A range of fitted  
units to eye and base level  
incorporating peninsular unit  
finished with granite work  
surfaces and matching  
upstands. Inset sink unit with  
mixer taps. Built in oven, four  
ring gas hob and extractor hood  
over. Integrated fridge and  
freezer. Space for washing  
machine. Coved ceiling.

Lounge/Dining Area - Two

double glazed windows to front.  
Coved ceiling. TV point.

### EXTERIOR

#### Communal Gardens

Well maintained communal  
gardens with lawned area and  
various flowers, trees and  
shrubs.

#### Parking

Allocated parking for two cars.

#### Services

Mains gas radiator central  
heating. Mains drainage and  
mains water supply.

#### Further Information

Length of lease - 109 years

Service charge - £165pm /  
£1980pa

Ground rent - APPROX. £150  
per annum

#### Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates on 01245  
382555.

#### Important Notices

We wish to inform all  
prospective purchasers that we  
have prepared these particulars  
including text, photographs and  
measurements as a general  
guide. Room sizes should not be

relied upon for carpets and  
furnishings. We have not  
carried out a survey or tested  
the services, appliances and  
specific fittings. These  
particulars do not form part of a  
contract and must not be relied  
upon as statement or  
representation of fact.

Should you be successful in  
having an offer accepted on a  
property through ourselves, then  
there is an administration  
charge of £25 inc. VAT per  
person (non-refundable) to  
complete our Anti Money  
Laundering Identity checks.





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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