

Gross Internal Floor Area:  
Approximately 499 sq.ft. / 46 sq.m.



**FREE MARKET APPRAISAL**

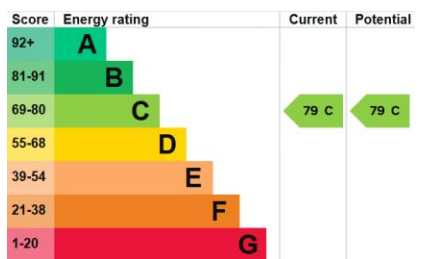
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**FINANCIAL SERVICES**

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

**MEASUREMENTS**

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU  
Tel: 01992 563090  
Email: enquiries@stevenette.com



**1 Theydon Mews**  
**Theydon Bois, CM16 7HR**  
**£350,000**



- Highly Sought Modern Development
- One Bedroom Ground Floor Flat
- Car Parking
- Close to station and shops
- Private Courtyard
- Fitted High Spec Kitchen

### 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 on 1 January 2014 with a duration of 125 years (113 years remaining).

### SERVICE CHARGE

A service charge of £1520 is understood to be payable in respect of management of the building, buildings insurance, maintenance and electricity to the communal areas and grounds. Ground rent is understood to be £300 per year.

### COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

### 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.

Viewing is available strictly by appointment with Stevenette and Company LLP  
01992 563090

A well-appointed contemporary one bedroom ground floor apartment just moments' walk from Theydon Bois Central line Station, the village's range of shops, eateries and coffee houses and the open land of the village green. The flat is well-fitted throughout including kitchen appliances and has an open-plan reception with French doors to a private COURTYARD GARDEN and allocated GATED PARKING for one vehicle. Theydon Mews is a boutique development of just 10 apartments completed in 2014 to a high standard of quality and finish.

### GROUND FLOOR

#### ENTRANCE HALL

Built-in cloaks cupboard.

#### OPEN-PLAN RECEPTION AND KITCHEN

19' 9" x 13' 5" (6.02m x 4.09m)

A range of gloss-finish units incorporate an integral refrigerator, freezer, dishwasher, washing machine, oven, hob and microwave/grill.

A pair of French doors opens to the south-facing rear.

#### BEDROOM

11' 4" x 9' 0" (3.45m x 2.74m)

The measurement includes a built-in double wardrobe.

#### BATHROOM & WC

5' 6" x 7' 2" (1.68m x 2.18m)

A contemporary suite comprises lavatory, hand basin and bath with shower over.

#### EXTERIOR

To the rear is a paved courtyard fully-enclosed by fencing and with a gate that allows access into the parking area within which there is an allocated parking space. The parking area is secured by electric and remotely-controlled gates.

