



11 RIDLEY GREEN

Hartford End, Chelmsford, CM3 1FH

OFFERS IN EXCESS OF £325,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Prestigious Development
- Converted Old Brewery
- Beautifully appointed throughout
- Two Parking Spaces
- South Facing River & Countryside Views
- Large Four Piece Bathroom
- 1 Double Bedroom First Floor Apartment
- Wonderful Opportunity





Property Description

THE PROPERTY

A rarely available one double bedroom first floor apartment located in the Old Brewery development.

The apartment comprises of a welcoming entrance hall, a large open plan vaulted living, dining & kitchen area that has far reaching southerly facing countryside and river views from Georgian style windows and Juliet balcony, whilst the large double bedroom enjoys a four-piece bathroom.

Externally, the apartment has two allocated parking spaces, security entry system and ample countryside to enjoy a walk....especially to the very vibrant and last remaining Ridley's Pub, the Compasses Inn!

Property Information

Council Tax Band - D

EPC - B

Leasehold with we understand 92 years remaining.

Service Charge - £4006 p.a.

LPG Gas Heating

All service details and lease details should be clarified by a lawyer prior committing to purchase.

THE LOCATION

Location Set on the banks of the River Chelmer, the development of the historic Old Brewery at Hartford End, provides the perfect rural retreat.

The Old Brewery is located just outside of the sought-after North Essex village of Felsted which has been voted one of the top ten places to live in a Sunday Times survey. Felsted is particularly popular for its schools, notably Felsted School which was founded in 1564 by Lord Riche who is buried in the Holy Cross Church.

The village offers a variety of amenities catering for all daily needs including; General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, restaurants and public houses.

There are also local bus services which run regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted.

By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately a fifteen minute drive.

Entrance Hall

Lounge/Diner 14' 8" x 18' 0"

Kitchen 10' 9" x 11' 7"

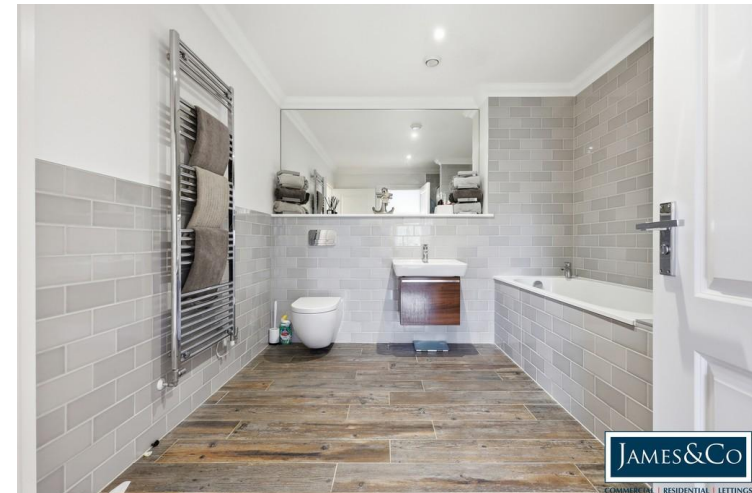
Bedroom 14' 1" x 15' 3"

Bathroom 10' 1" x 9' 4"

OUTSIDE

The Front The front of the property is approached via a communal block-paved parking area where the property enjoys allocated parking for two vehicles. Further pathway leading to a storm porch covered entrance with telephone entry system and well kept communal hallways and lift within.

The Rear To the rear of the property, there is far reaching countryside views with immediate views of the river and bridge, south-facing in nature supplying ample natural light to the accommodation.





First Floor
Approx. 80.8 sq. metres (869.4 sq. feet)



Total area: approx. 80.8 sq. metres (869.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Ridley Green

COUNCIL TAX BAND

Tax band D

TENURE

Leasehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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