Back Road, Tolleshunt D'arcy , CM9 8TW

Offers in excess of £230,000

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NO ONWARD CHAIN, AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE THIS EXCLUSIVE TWO BEDROOM APARTMENT SET WITHIN THE PRESTIGIOUS GUISNES COURT DEVELOPMENT, NESTLED IN THE HEART OF THE ESSEX COUNTRYSIDE.
Offered for sale with No Onward Chain, this recently refreshed second floor apartment enjoys breathtaking far-reaching views across the surrounding countryside and provides spacious, well-proportioned accommodation throughout.
The property features Two Generous Double Bedrooms, both comfortably accommodating double beds, together with a well-appointed Family Bathroom. The bright and spacious Living/Dining Room benefits from direct access to a private balcony, creating the perfect spot to relax and enjoy the picturesque outlook, whilst also providing access to the fitted Kitchen.
Guisnes Court sits within approximately three acres of beautifully maintained communal gardens, offering residents an idyllic setting rarely found with apartment living. The property further benefits from an allocated carport along with ample visitor parking.
A viewing is highly recommended to fully appreciate the unique setting, impressive views and historic character that make this home so special.

A Rich History
Although the exclusive development of just 12 apartments was sympathetically rebuilt in 1987, the origins of Guisnes Court date back to circa. 1666, when it was constructed as an elegant country mansion. During World War I, the property served as a Voluntary Aid Detachment (V.A.D.) Hospital, before later becoming a renowned country club and nightclub throughout much of the 20th century. Following a devastating fire in 1984, the building was carefully redeveloped into the distinctive collection of apartments seen today, successfully preserving the charm and heritage of this remarkable landmark.

Communal Entrance
Communal Entrance accessing the development stairs rising to second floor landing

Entrance Hall
Entrance door from Landing, access to loft storage space, airing cupboard, access to further accommodation including:

Living/Dining Room 23'11 x 12'7 (7.29m x 3.84m)
Velux window to front, wall mounted electric heater, door to kitchen, electric heater above double glazed double doors to:

Private Balcony 10'9 x 3'0 (3.28m x 0.91m)
Low level brick to front, paved floor, stunning views across the communal gardens.

Kitchen 11'4 x 8'1 (3.45m x 2.46m)
Lantern window to ceiling, range of units, space for fridge/freezer, space and plumbing for washing machine and counter top dishwasher, 1 1/2 bowl sink drainer unit set into work surface, low level oven, electric hob, tiled walls and extractor fan.

Bathroom 7'2 x 6'11 (2.18m x 2.11m)
Heated towel rail, low level w.c., suite compirsing panelled bath with handholds and shower mixer tap, wash hand basin with mixer tap and vanity unit, bidet, electric heater, shaver point, tiled to walls, extractor fan, wood effect flooring.

Bedroom 15'8 x 9'1 (4.78m x 2.77m)
Velux window to front, fitted wardrobe, wall mounted electric heater.

Bedroom 19'6 x 9'1 (5.94m x 2.77m)
Velux window to front, double glazed window to side, wall mounted electric heater, freestanding wardrobe.

Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

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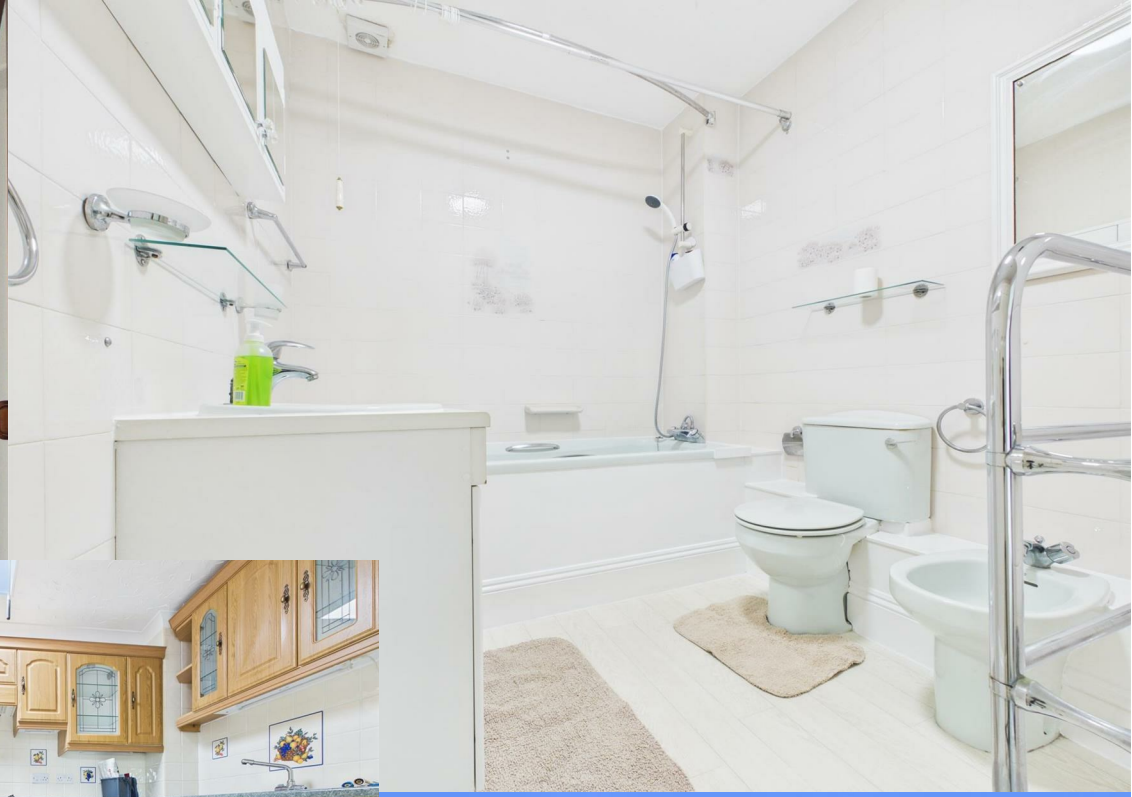

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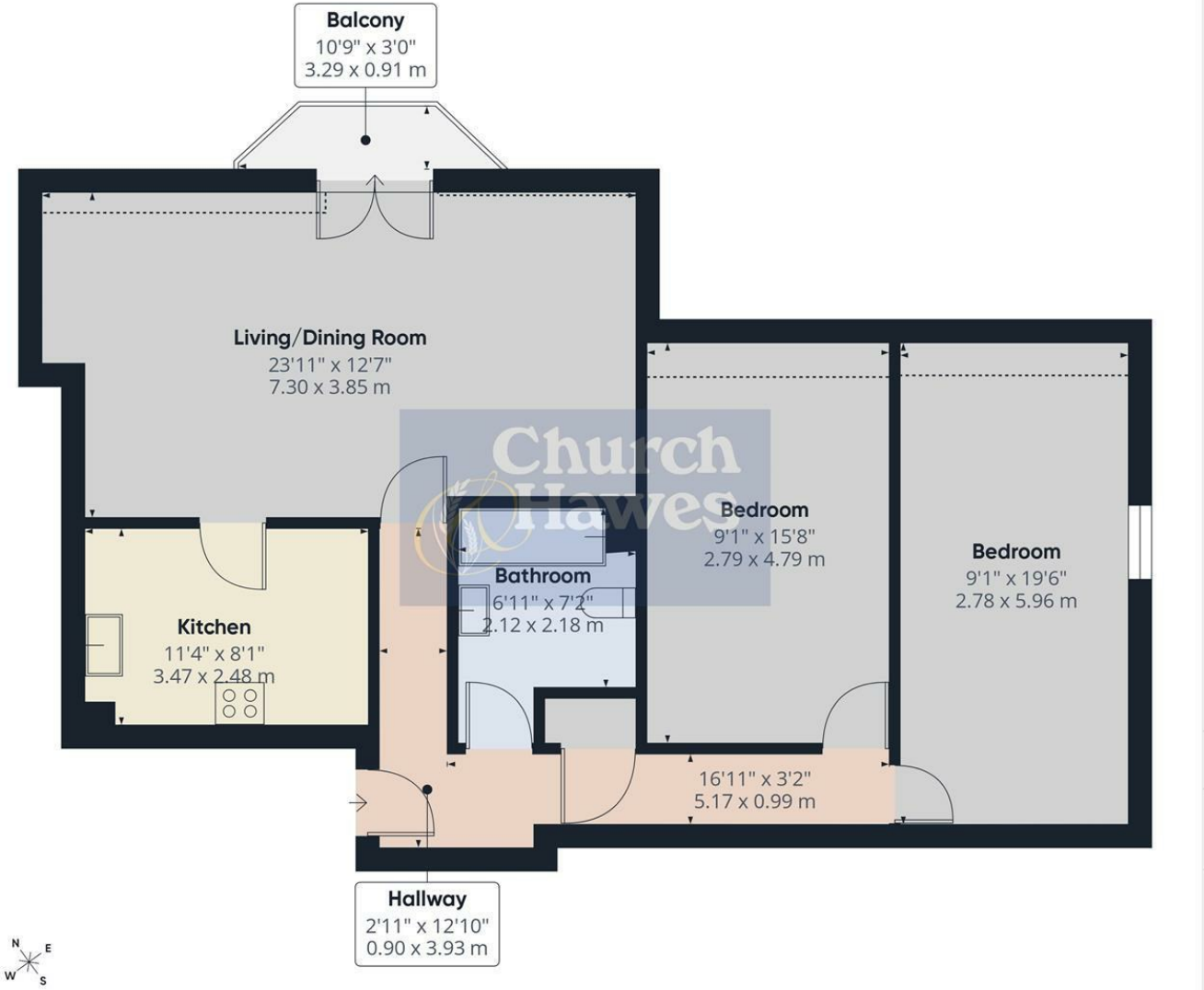

Approximate total area(1)

865 ft²

80.3 m²

Balconies and terraces

25 ft²

2.3 m²

Reduced headroom

35 ft²

3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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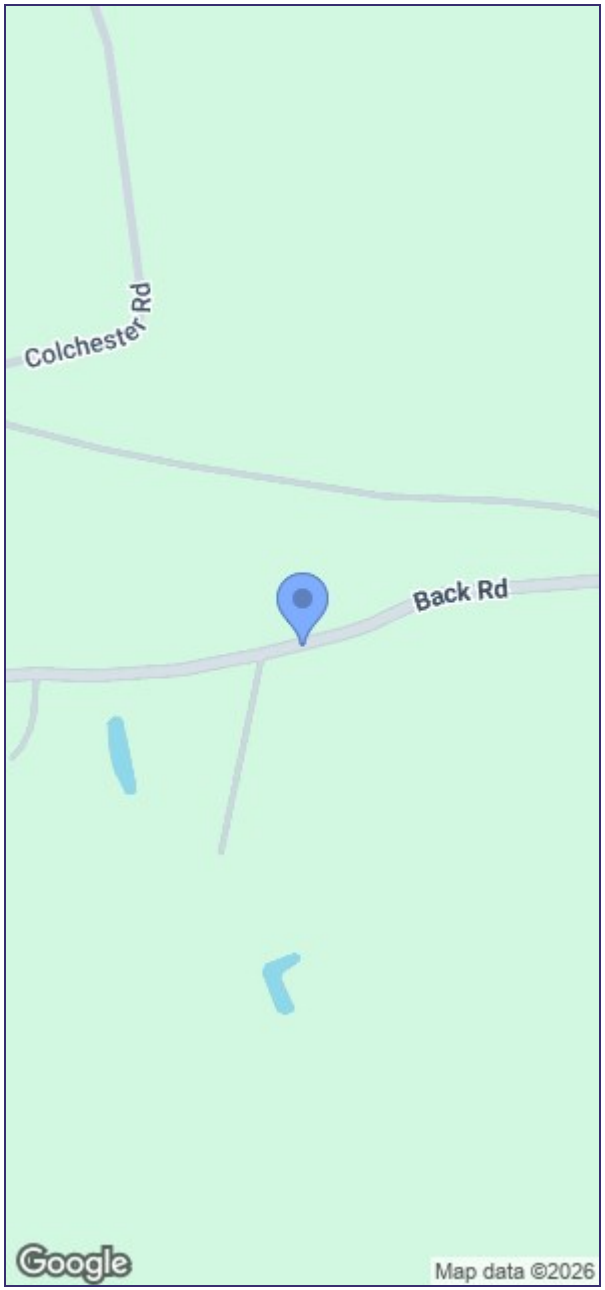

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