

oakheart

£180,000

Offers Over
High Street, Great Yeldham



This impressive ground floor apartment is the largest within the development, occupying part of the original building as well as a new extension. Enjoying a pleasant front aspect overlooking the beautifully maintained grounds and the magnificent Great Oak in the distance, the property offers both charm and modern comfort.

A contemporary entrance door with glazed panels opens into a spacious semi-open plan living area, featuring a well-appointed

kitchen/breakfast room fitted with a comprehensive range of modern units, integrated oven and grill, electric hob with extractor hood, fridge/freezer, and washing machine. The kitchen area benefits from wood-effect flooring and ample space for dining. An archway leads through to the bright and inviting reception area, complete with French doors opening onto the side garden. The space is enhanced by detailed skirting boards, elegant architraves, and continued wood-effect flooring. The generous double bedroom enjoys views over the side garden,

while the modern shower room comprises a corner shower cubicle with contemporary tiling, pedestal wash basin with full-height splashback, and matching WC.

Externally, the property benefits from allocated parking, guest parking, and a communal bike rack.

Call Oakheart today to arrange your viewing!









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Local Authority:

Tenure:
Leasehold

Council Tax Band:
B



Approximate total area⁽¹⁾

52 m²
560 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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