

Walkers
People & Property

Elston Court, Ingatestone, CM4 0FG

Guide Price £400,000 - £425,000



Elston Court

Ingatestone. CM4 0FG

Located in a quiet cul-de-sac position within the centre of Ingatestone village is this truly impeccably presented and well maintained two bedroom first floor apartment. Purpose built and being one of only four apartments with the added advantage of both allocated parking, visitors parking and double doors onto a wonderful balcony.

An entry phone system allows access into the communal entrance hallway and one set of stairs leads to the first floor entrance door. On entering the home you are welcomed by a bright and spacious interior with a wonderful through view to the lounge/sitting room, hardwood style flooring continues through to the majority of the apartment. The reception/dining room is of excellent proportions and bathed in light from the double doors opening on to the balcony together with a window to the side elevation. There is ample opportunity for both a seating and dining area. The bedrooms are of excellent size with bedroom one having high quality fitted furniture.

The kitchen has been refitted and offers a wonderful range of high quality contemporary muted grey kitchen cabinetry complemented by coordinating worksurfaces and upstands and including a range of integrated AEG appliances. The shower room is also immaculately presented with high quality tiling to both walls and floor with a contemporary wall hung suite and coordinating wash hand basin as well as a double walk-in shower with rainwater shower.

The property enjoys a good size balcony, perfect to enjoy the evening sun. In addition there is an allocated parking space with its own electric charging point. Internal viewing highly recommended to appreciate the size, convenience of location together with the quality of the accommodation on offer.

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Anti-Money Laundering Checks and Legal Support: A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Central Ingatestone, walking distance to the mainline railway
- One of only four apartments
- Entry phone system
- Quiet cul-de-sac location
- Good size balcony, ideal for sitting outside on summer evenings
- Allocated parking





















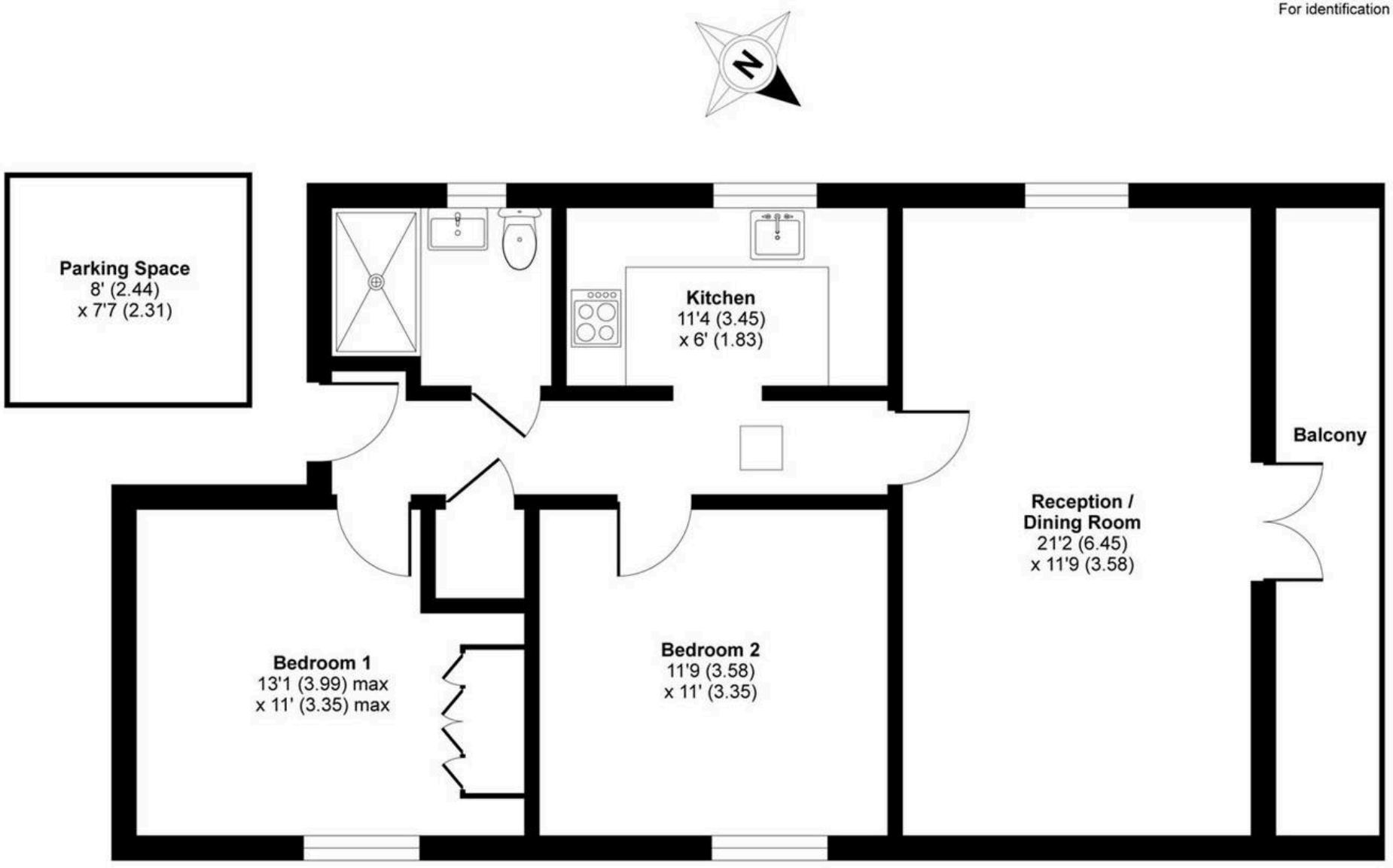



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Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Walkers Village & Country Homes. REF: 781011

About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

Get In Touch

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