



Apartment (EPC Rating: C)

**ONGAR ROAD**

**ABRIDGE**

**RM4 1UE**

**PCM**

**£1,450 PCM**

- 2 bedrooms
- Apartment
- Lounge
- Luxury Kitchen
- Dining area
- Newly fitted bathroom
- Off street parking
- Communal gardens
- Partly furnished
- Gas central heating



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



1



1



C

# 2 Bedroom Apartment located in ABRIDGE

Being offered unfurnished and available from August 11th, a beautifully presented first floor 2 bedroom apartment situated in the centre of the village close to all local amenities and well placed for access to Loughton, Theydon Bois and Epping. The accommodation comprises entrance hall with three storage cupboards, lounge/diner, luxury kitchen, 2 bedrooms and bathroom. Outside there is off street parking and communal gardens. Addition features include gas central heating and UPVC windows throughout.

## **ENTRANCE HALL**

Loft access and 3 good-size storage cupboards, doors off to:

## **OPEN PLAN LOUNGE/KITCHEN/DINER**

22'3" x 16'6" max (6.78m x 5.03m max)

The kitchen area is fully fitted, inset sink, built in oven, ceramic hob with extractor over, integrated dishwasher, washing machine and fridge/freezer, window to the front aspect, concealed gas boiler.

The lounge/diner has windows to two aspects, radiator, TV and telephone points.

## **BEDROOM 1**

11'9" max x 10'6" (3.58m max x 3.20m) - Window to the side aspect, radiator.

## **BEDROOM 2**

8'8" x 8'7" max (2.64m x 2.62m max) Window to the front aspect, radiator.

## **BATHROOM**

Bath with shower over with glass screen, low flush WC, wash hand basin with vanity unit below, chrome heated towel rail. window to the side aspect.

## **GARDEN**

There are communal gardens for the property.

## **PARKING**

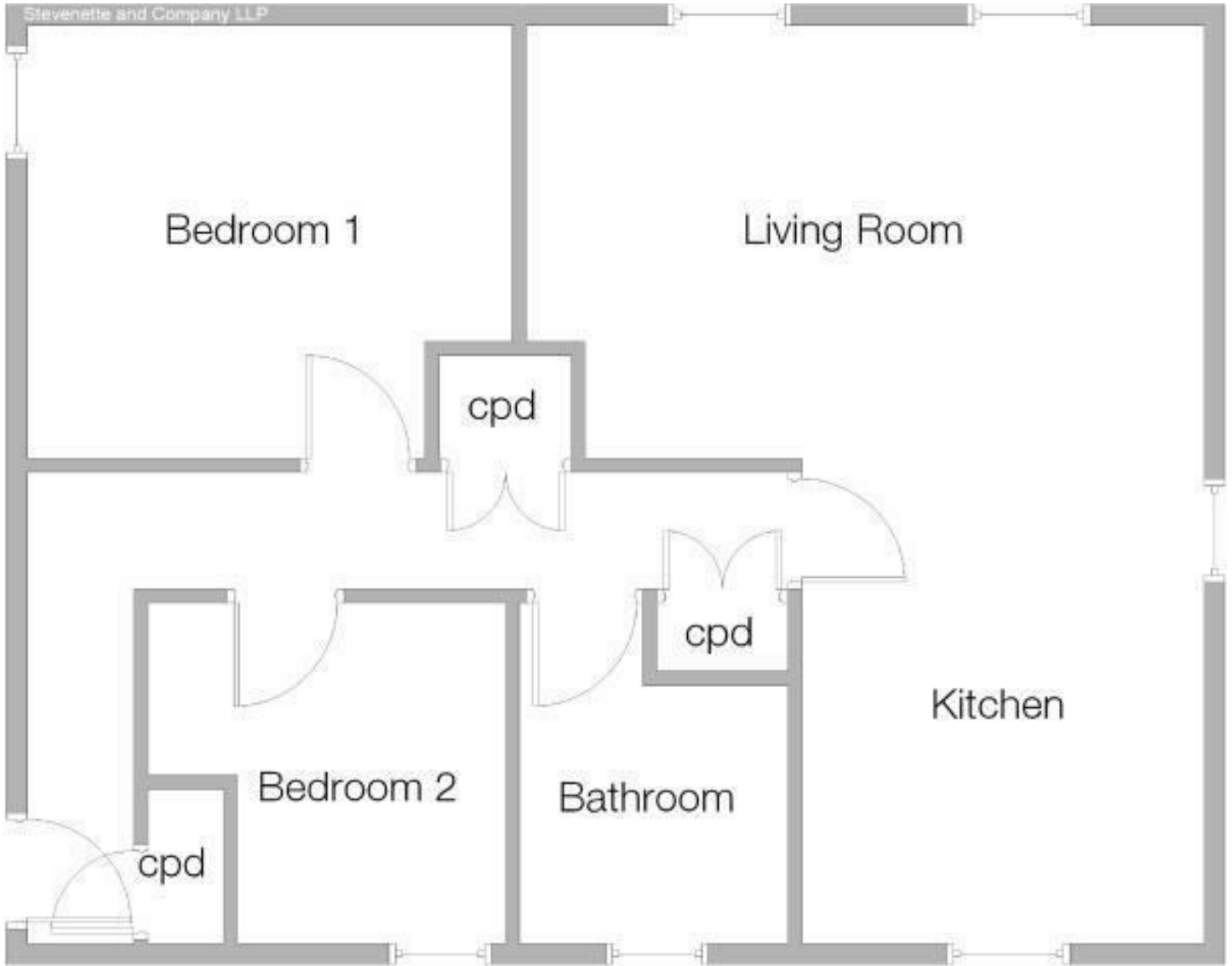
The property is offered with off street parking.

## **LOCAL AUTHORITY**

Epping Forest District Council

Tax Band:C





Gross Internal Floor Area: Approximately 634 sq. ft. / 59 sq. m.  
 Floorplan drawn by Stevenette and Company LLP

Council Tax Band

**B**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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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 and potential buyers are advised to recheck the measurements.