

7 Payne Place, East Hanningfield , Essex CM3 8UU  
Price guide £200,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide price £200,000-£215,000

Located in the picturesque village of East Hanningfield, this delightful two bedroom apartment at Payne Place offers a unique opportunity for those looking to create a home that reflects their personal style. Spanning an inviting 590 square feet, this top floor residence not only provides a sense of privacy but also benefits from a secure entry system.

The apartment features two very well proportioned bedrooms, offering enough space for you to maybe grow as a family in there or perhaps you are looking to have a friend or lodger in the short term to help with bills

#### Hallway

Lounge 18'4" x 9'10" (5.59m x 3.00m)

Kitchen 11'8" x 8'9" (3.58m x 2.69m)

Bedroom 1 14'0" x 9'10" (4.29m x 3.00m)

Bedroom 2 9'10" x 8'9" (3.00m x 2.69m)

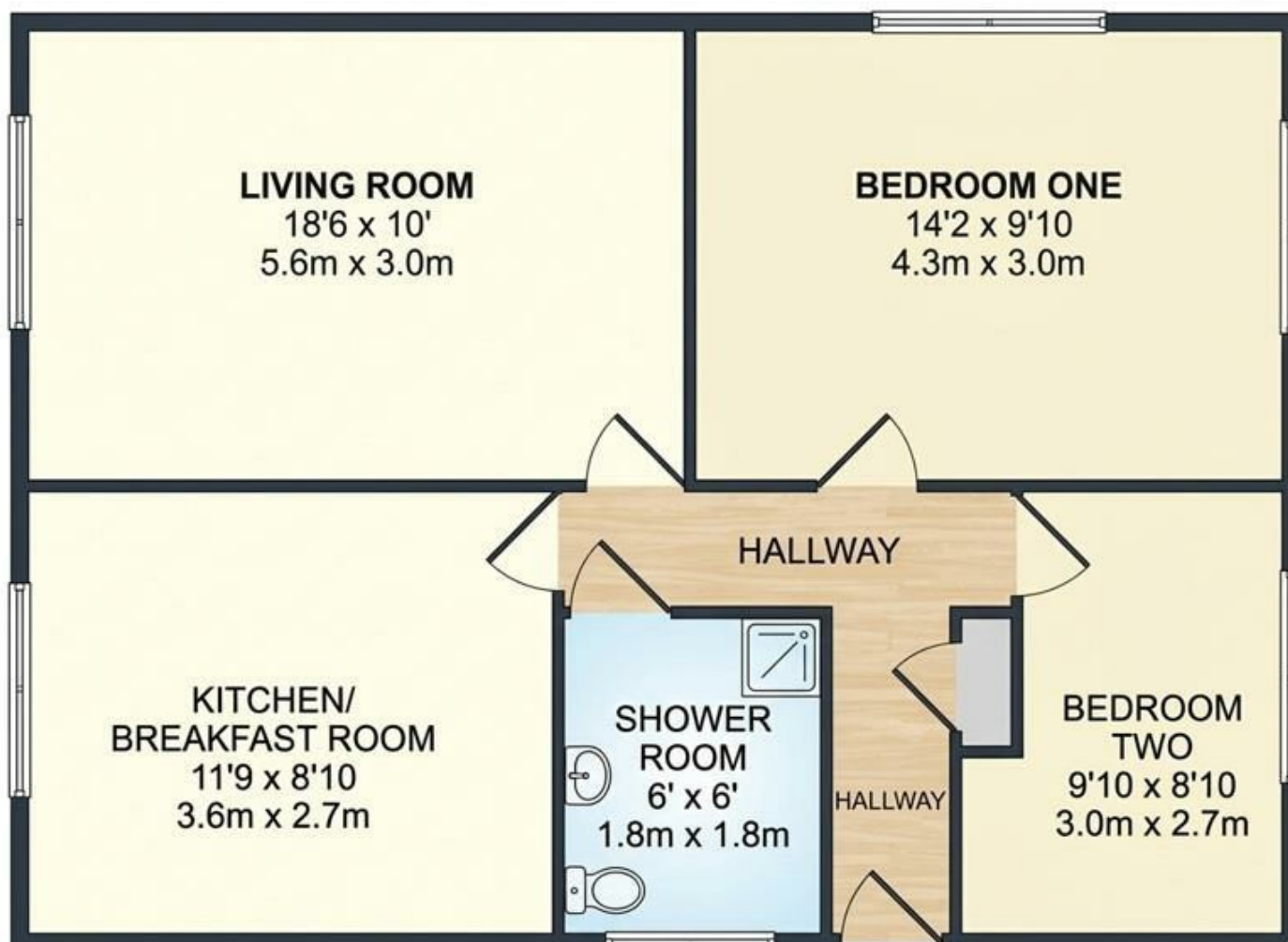
Shower Room 5'10" x 5'10" (1.78m x 1.78m)

#### Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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.



Approx Internal Floor Area  
55 SQ M (590 SQ FT)

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This floor plan is intended as a  
guide to layout only and is NOT TO SCALE.