



PERIOD  
HOMES



High Street  
Ingatestone Essex CM4 9DU  
£375,000



## High Street, Ingatestone, Essex CM4 9DU

**EARLY VICTORIAN** - An ultra-impressive, split-level apartment offering superb views along Ingatestone High Street and a roof garden overlooking St Edmund & St Mary's church, ideally located within easy walking distance of Ingatestone mainline station via the village park.

This unique property boasts a wonderful living space with 10ft high ceilings and has undergone a thorough renovation in recent years to include a contemporary kitchen, well-fitted bathroom and en-suite, oak flooring, and oak internal doors throughout. The apartment has a wealth of period features including many exposed beams and four large sash windows to the main reception area. The property is accessed from a rear gateway with an external staircase leading to the roof terrace.

Accommodation commences with a kitchen and breakfast bar area, which is open plan to the large and impressive lounge/diner. A door leads to an inner hallway with access to a bathroom and bedroom two. A staircase leads from the lounge to a large second floor bedroom, en-suite and dressing room with superb panoramic views stretching the entire length of Ingatestone High Street. Parking is available via permits in neighbouring Stock Lane (number of spaces subject to availability). Offered with a long lease in excess of 110 years, with minimal service charges (details available upon request).

NO ONWARD CHAIN, VIEWING STRONGLY ADVISED









**ENTRANCE**  
**KITCHEN DINING/LIVING ROOM**  
32'4 x 24'2 (9.86m x 7.37m)  
**UTILITY ROOM**  
5'0 x 4'10 (1.52m x 1.47m)  
**BATHROOM**  
**BEDROOM TWO**  
12'1 x 8'8 (3.68m x 2.64m)  
**STAIRS LEADING TO**  
**BEDROOM ONE**  
15'5 x 13'1 (4.70m x 3.99m)  
**SHOWER ROOM**

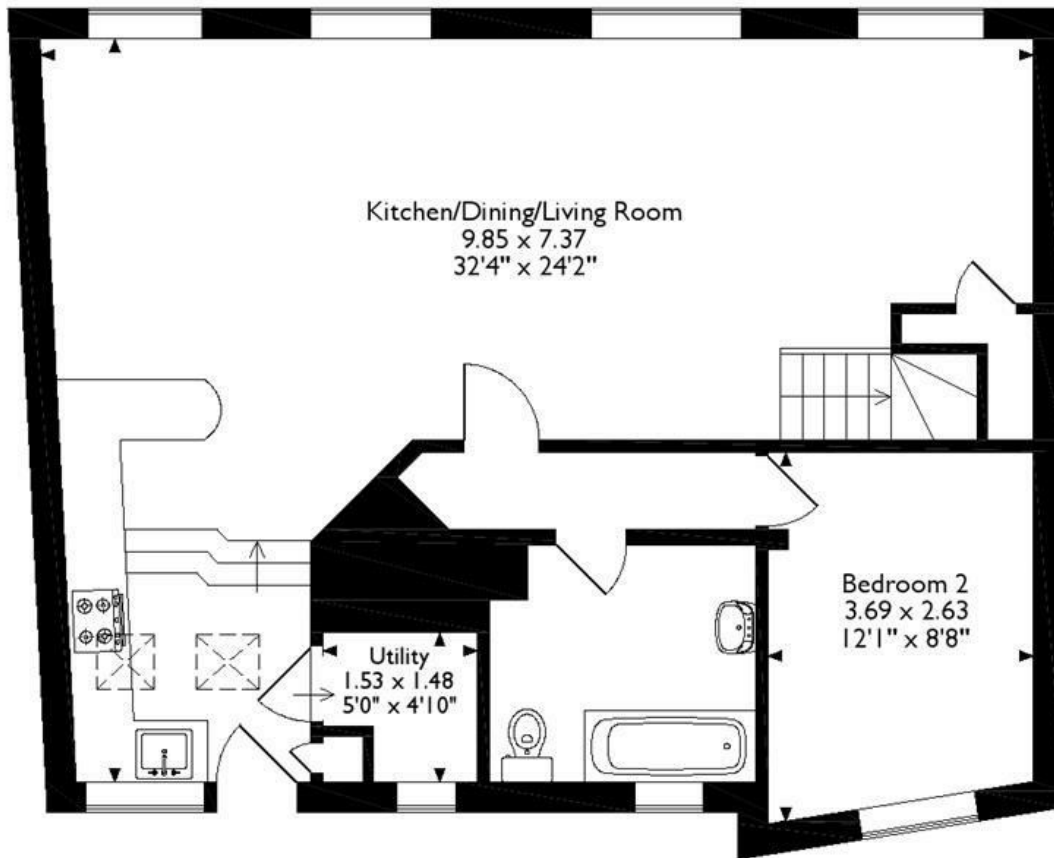








High Street, Ingatestone, Essex  
Approximate Gross Internal Area  
105 Sq M / 1140 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	70
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	57	68
EU Directive 2002/91/EC		

**PLEASE CALL 01277 288000 TO ARRANGE A VIEWING**  
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