



**Bell Mead**  
Ingatestone CM4 0FQ  
£525,000

# Bell Mead, Ingatestone, CM4 0FQ

This two-bedroom, two-bathroom luxury first-floor apartment offers an exceptional standard of living situated in the heart of Ingatestone Village. Just a two-minute stroll from the railway station, and sold with the benefit of no onward chain, the apartment boasts a private balcony with views over the communal gardens, as well as secure, covered allocated parking and ample visitor spaces.

Upon entering, you are immediately impressed by the bright and spacious hallway, which includes a generously sized storage cupboard. Both double bedrooms overlook the well-maintained gardens, with the principal bedroom featuring a large fitted wardrobe and an elegant, fully tiled en-suite shower room. A further three-piece family bathroom, finished to the same high standard, is also fully tiled.

The open-plan kitchen, dining, and sitting area is a true highlight of the home with doors leading to the private balcony - an ideal spot for outdoor dining. The kitchen is fitted with an extensive range of high-quality wall and base units, quartz work surfaces, and a full suite of Bosch integrated appliances, including a double oven, induction hob, extractor canopy, fridge/freezer, dishwasher, and microwave.

Lease: 118 Years remaining

Service Charge: Approximately £1,794 pa

Ground Rent: Peppercorn



## ENTRANCE

## BATHROOM

**KITCHEN/LIVING AREA**  
**22'6 x 16'5 (6.86m x 5.00m)**

**BEDROOM ONE**  
**11'11 x 11'9 (3.63m x 3.58m)**

## EN-SUITE

**BEDROOM TWO**  
**10'8 x 10'0 (3.25m x 3.05m)**

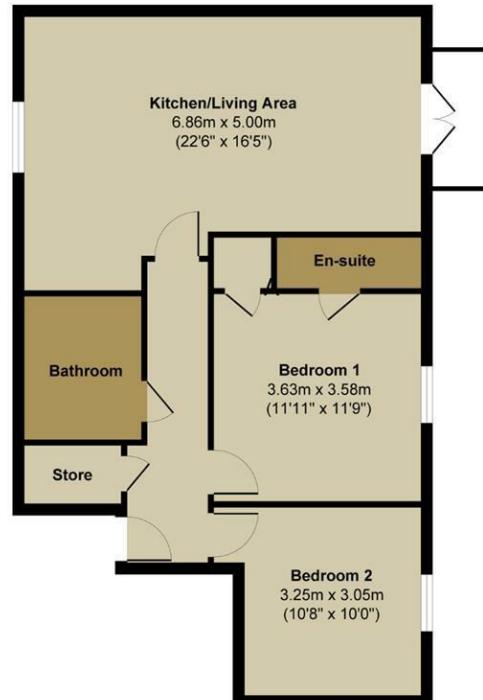


# Bell Mead Heights

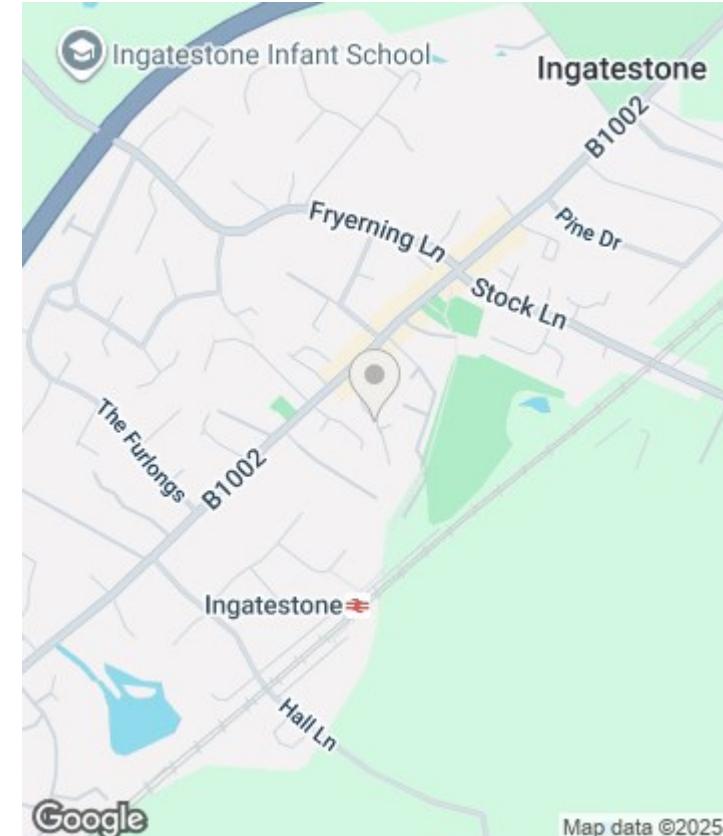
Approx. Gross Internal Area 69.9 Sq M (752.9 Sq Ft)

## First Floor

Approx. 69.9 sq. meters (752.9 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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	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	EU Directive 2002/91/EC	

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