



Fryerning Lane
Ingatestone CM4 0DA
Guide Price £350,000-£375,000

Fryerning Lane, Ingatestone, CM4 0DA

GUIDE PRICE £350,000 - £375,000 **NO ONWARD CHAIN*

Located in the centre of Ingatestone village, nestled amongst amenities, within easy walking distance of the mainline Railway Station and well-respected local schooling is this spacious three bedroom apartment. Having the added benefit of a private entrance and secure parking space to the rear of the property.

On entering the apartment you are greeted by the space and light of the property which continues throughout. The hallway provides fitted wardrobes for excellent storage and access to a good sized four-piece family bathroom which has recently been renovated. Leading from the hall is the modern fitted kitchen which includes an integrated oven, electric hob, fridge freezer and breakfast bar with lots of cabinetry for ample storage. Adjacent to the kitchen is the second double bedroom which is of good size and looks across views of the village.

The lounge/diner has a dual aspect and is open plan with large windows offering lots of natural light and wood flooring. Leading to the 3rd bedroom which is ideal as an office space when working from home. At the end of the apartment is the principal bedroom with en-suite three-piece bathroom, the large windows again make this room full of light.

Externally is a private off street parking space.

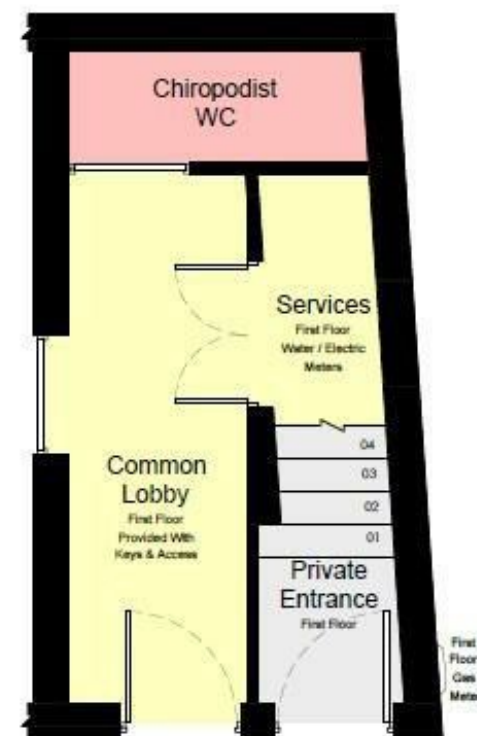
Lease Details - 91 years remaining. Ground rent - £150 p/a. No service charges but the owner is required to pay 50% of both the annual buildings insurance and water bill.



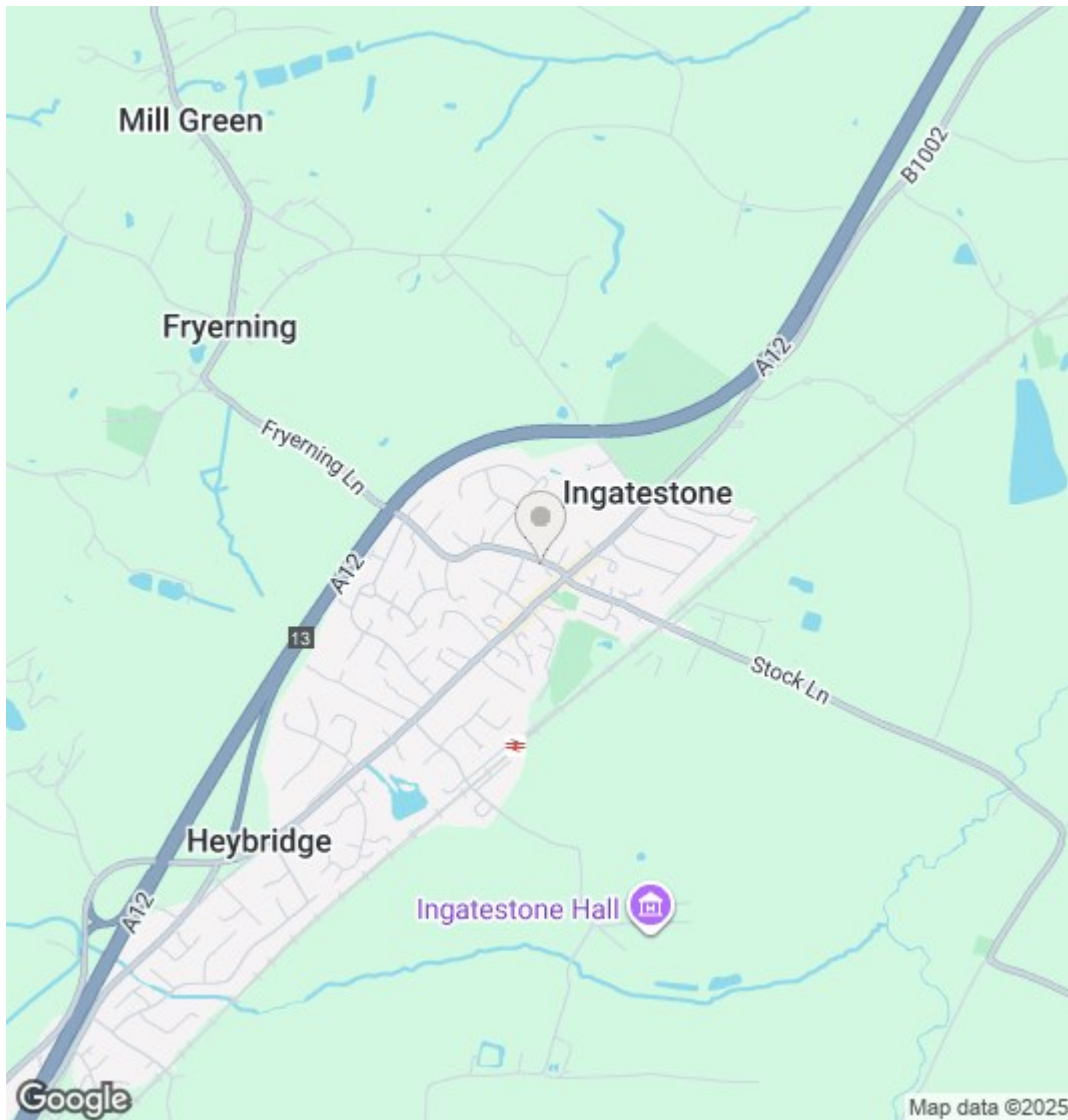








Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful and independent assessment of the property to determine monetary value.



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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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