



**Hare Bridge Crescent  
Ingatestone CM4 9DR  
Guide Price £300,000-£310,000**

HARE BRIDGE CRESCENT  
LEADING TO CHESTNUT COURT



## Hare Bridge Crescent, Ingatestone, CM4 9DR

GUIDE PRICE £300,000 - £310,000

Located within walking distance of Ingatestone village, amenities and mainline railway station is this extremely spacious two-bedroom apartment. The property benefits from its own parking/driveway and has a convenient outside storage unit.

Approached via a communal entrance with a stairway up to first floor the entrance door opens into a bright and welcoming hallway with a large cupboard for storage. The entire apartment is decorated to a high standard and offers a huge amount of light and space throughout. The kitchen is fitted with an extensive array of high-quality white gloss units with contrasting worksurface and a complementary muted grey flooring together with a range of appliances including an oven, gas hob and extractor canopy over. To the left-hand side of the apartment is a good size principal suite with built-in wardrobes, fitted for clothes storage. There is a further second bedroom of good size and both are served by a three-piece family bathroom with a shower over the bath. The large sitting room is bright and spacious and benefits from a triple aspect which provides an opportunity for a dining area and separate sitting area.

The apartment is completed by a communal garden area, a perfect retreat to enjoy the outdoors.

Ground rent paid annually = £200

Service charges paid in 2023 were £846.93 in Jan and July respectively = £1693.86pa

Lease 105 years remaining









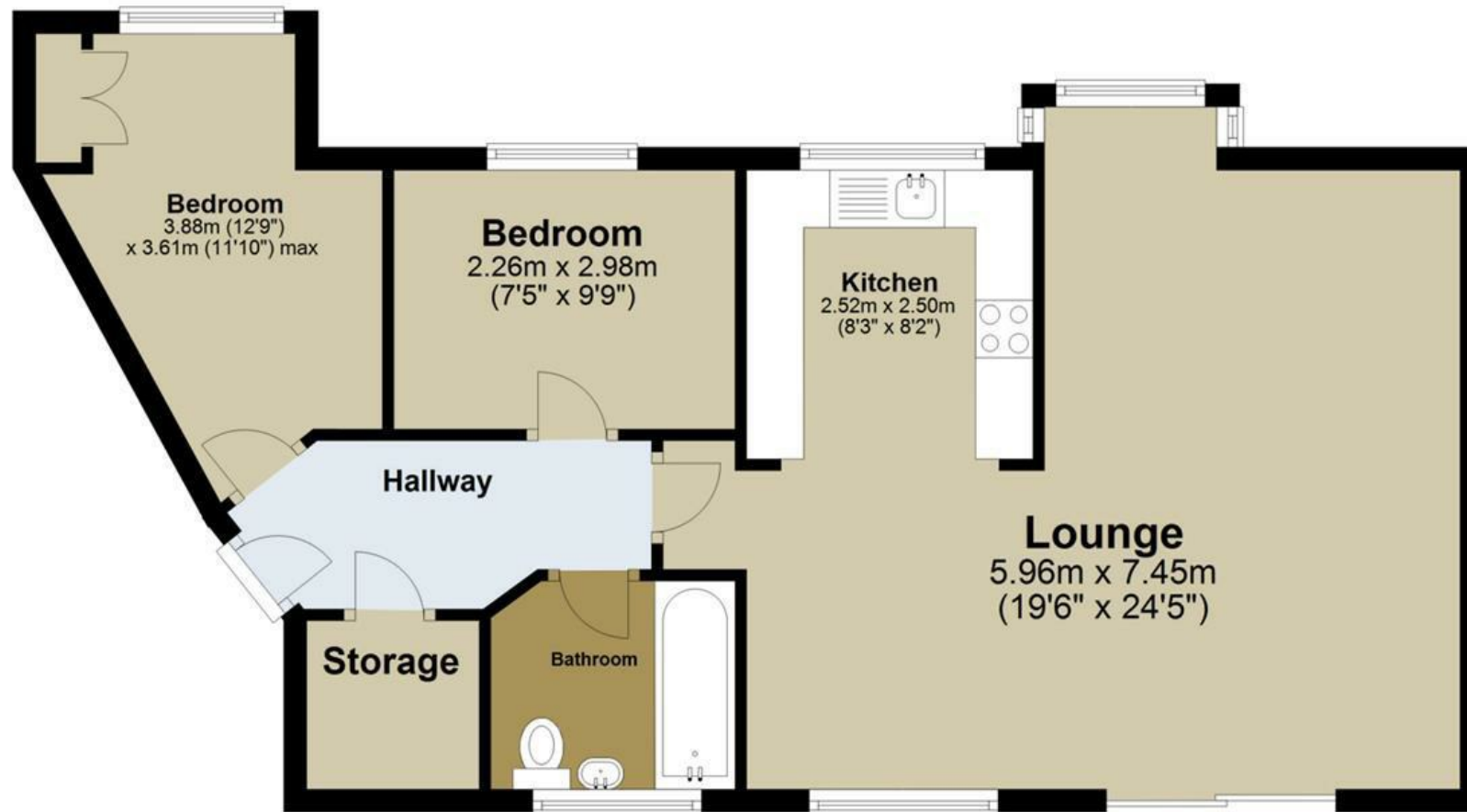
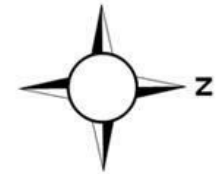






## First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)







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	79	80
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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