



Ashleigh Court

Station Lane
Ingatestone CM4 0BN
£375,000

Station Lane, Ingatestone, CM4 0BN

Situated in the heart of Ingatestone, close to the mainline railway station, this beautifully presented ground floor apartment offers a rare opportunity for commuters and downsizers alike. With no onward chain, the property is ready for immediate occupation and provides both comfort and convenience in a highly sought-after location.

Subject to full renovation within the last 12 months, the apartment spans approximately 757 sq. ft. and has been thoughtfully maintained to create a bright and welcoming home. Upon entering, a spacious entrance hall leads through to the principal rooms. The living room is a particular highlight, generously sized at 18'3" x 13' and filled with natural light, making it the ideal space for both relaxing and entertaining.

The property offers two well-proportioned bedrooms, including a principal bedroom measuring an impressive 15'7" x 12'4", and a second bedroom that provides flexibility as a guest room, home office, or nursery. A modern bathroom and a separate fitted kitchen, with ample storage and workspace, complete the accommodation.

Residents of Ashleigh Court benefit from the unbeatable convenience of being so close to the station, offering direct rail services into London Liverpool Street in under 30 minutes. The charming high street, with its array of independent shops, cafés, and everyday amenities, is just a short walk away.

With its combination of generous proportions, turnkey condition, and unrivalled location, this property is perfectly suited to professionals, first-time buyers, or those seeking a low-maintenance home with excellent transport links. Offered with no onward chain, it represents an exceptional opportunity to secure a stylish and practical apartment in one of Essex's most desirable villages.

Service charge approximately £1,400 PA
Ground rent approximately £300 PA



ENTRANCE HALL

KITCHEN

9'6 x 7'7 (2.90m x 2.31m)

BATHROOM

29'6" x 19'8" x 16'4" x 19'8" (9'6 x 5'6)

BEDROOM

15'7 x 12'4 (4.75m x 3.76m)

LIVING ROOM

18'3 x 13' (5.56m x 3.96m)

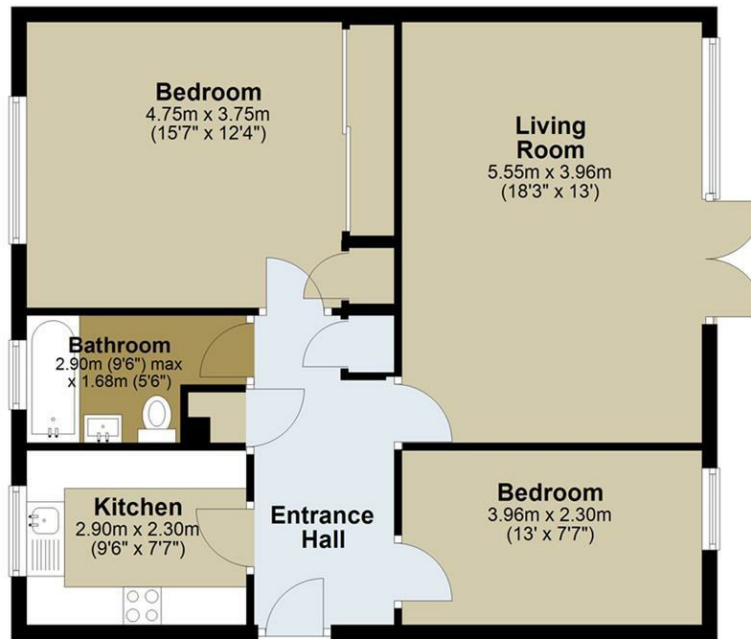
BEDROOM

13' x 7'7 (3.96m x 2.31m)



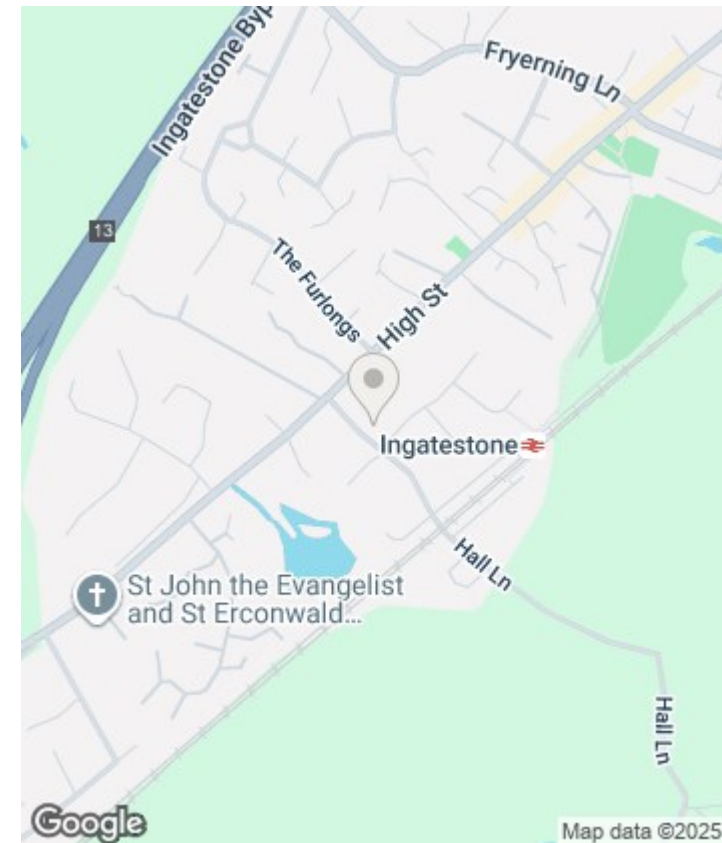
Ground Floor

Approx. 70.4 sq. metres (757.4 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 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	

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