

Paul Mason Associates



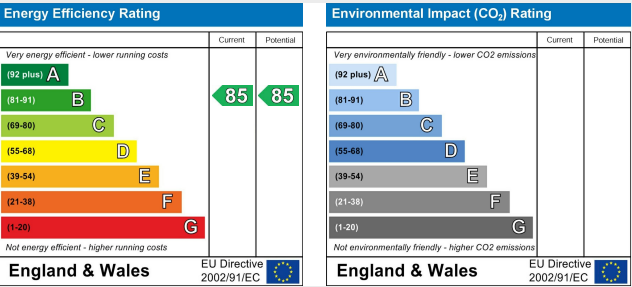
Old Dairy Approach, Hatfield Peverel, CM3 2FW
Guide price £98,000

- Built in 2021 Benefitting From 6 Years Warranty Remaining
- Immaculate Condition Throughout
- Generous Accommodation
- First Floor Apartment
- Large Storage Cupboard
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Two Allocated Parking Spaces
- 35% of Shared Ownership
- EPC - B

35% Shared Ownership.....This spacious well presented two bedroom apartment, built in 2021, is ideally located in a highly sought-after area of Hatfield Peverel, just a short walk from the station with direct train links to London Liverpool Street. Perfectly designed for contemporary living, the property features an open-plan lounge/dining room/kitchen area, two double bedrooms and fitted family bathroom. There is also additional storage available in the hallway with a built-in cupboard. There is also two allocated parking spaces. To appreciate the property on offer, viewing comes highly recommended.

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia. There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.



Awaiting
Floorplan

ACCOMMODATION

GROUND FLOOR

Entrance Hall with Stairs to First Floor

FIRST FLOOR

Hallway
6.7m x 2.9m (21'11" x 9'6")

Storage Cupboard
1.8m x 1.3m (5'10" x 4'3")

Open Plan Kitchen/Lounge/Dining Room
6.5m x 4.3m (21'3" x 14'1")

Bedroom One
5.3m x 2.8m (17'4" x 9'2")

Bedroom Two
3.8m x 3.5m (12'5" x 11'5")

Bathroom
2.3m x 2.0m (7'6" x 6'6")

EXTERIOR

Two Allocated Parking Spaces

Communal Gardens

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Electric Heating
Local Authority - Braintree District Council

Further Information
Rent £440.76
Service charge £0
Estate charge £45.22
Buildings insurance £17.73
Management fee £31.86
Reserve fund payment £0
Total monthly payment £535.57

The above information has been provided by the homeowner.

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a

property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

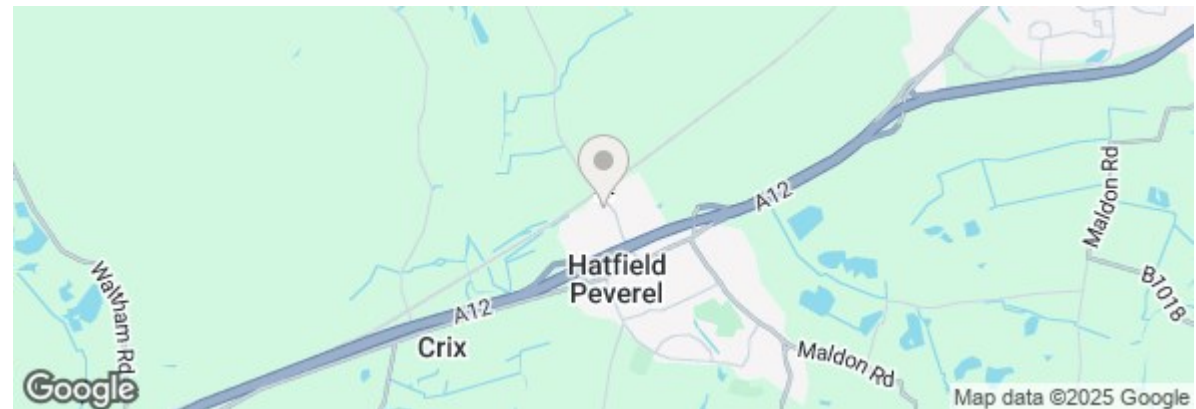
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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