

Paul Mason Associates

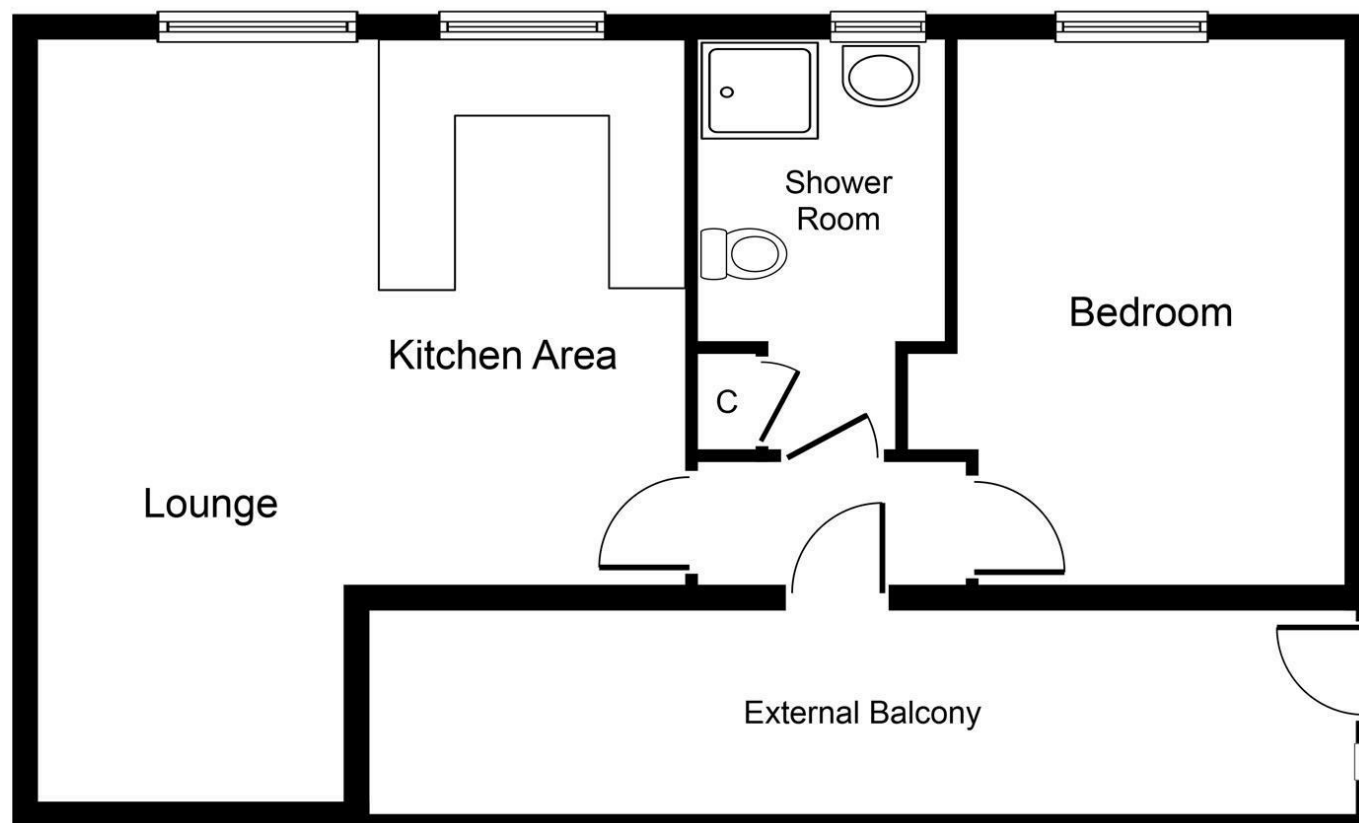


4 Haven Court, Hatfield Peverel, Essex, CM3 2SD

Offers in excess of £130,000

- Cash buyers only
- No onward chain
- Approx 0.2 miles from the train station - Short walk to village amenities
- One bedroom
- Re-fitted modern shower room
- Open plan kitchen/lounge
- Allocated parking
- Private balcony area
- Ideal first time or investment purchase
- EPC - D

CASH BUYERS ONLYA one bedroom first floor apartment, conveniently situated approx. 0.2 miles from the train station and with the benefit of being offered with no onward chain. The property is well presented throughout and offers a splendid open plan lounge/kitchen area, one double bedroom, re-fitted modern shower room, its own private balcony, electric heating and allocated parking. This property is ideally suited for investment buyers and keys are held at our office for viewing appointments.



First Floor

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			
		66	76
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	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Distances

Hatfield Peverel Train Station (0.2 miles)

A12 Northbound (0.4 miles)

A12 Southbound (0.6 miles)

Chelmsford City Centre (7 miles)

(All distances are approximate)

ACCOMMODATION

Entrance Hall

Part glazed UPVC entrance door. Loft access.

Bedroom

3.28m x 2.14m (10'9" x 7'0")

Double glazed window to rear. Fitted wall mounted electric heater. Built in wardrobe with overhead storage cupboard.

Re-fitted Shower Room

Obscure double glazed window to rear. Re-fitted modern white suite comprising enclosed shower cubicle with tiled surround. Vanity wash hand basin with mixer taps and storage cupboard below. Low level WC. Chrome effected heated towel rail. Fully tiled walls. Built in storage cupboard.

Kitchen

3.29m x 2.40m (10'9" x 7'10")

Double glazed window to rear. A range of fitted units to base and eye level.

Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Space for full height fridge/freezer, further appliance and cooker with extractor hood above.

Space and plumbing for washing machine. Vinyl flooring. Part tiled walls. Open plan through to:-

Lounge

4.38m x 2.75m (14'4" x 9'0")

Double glazed window to rear. Fitted wall mounted electric heater. TV point.

EXTERIOR

Allocated Parking

Communal Gardens

Additional Information

Lease expires 2107

Ground rent £30 per annum

Service charge approx £1200 per annum

(Any potential purchaser would need to check the above information, as this has not been verified by Paul Mason Associates).

Services

Hatfield Peverel Train Station (0.2 miles)

A12 Northbound (0.4 miles)

A12 Southbound (0.6 miles)

Chelmsford City Centre (7 miles)

(All distances are approximate)

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 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.



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