

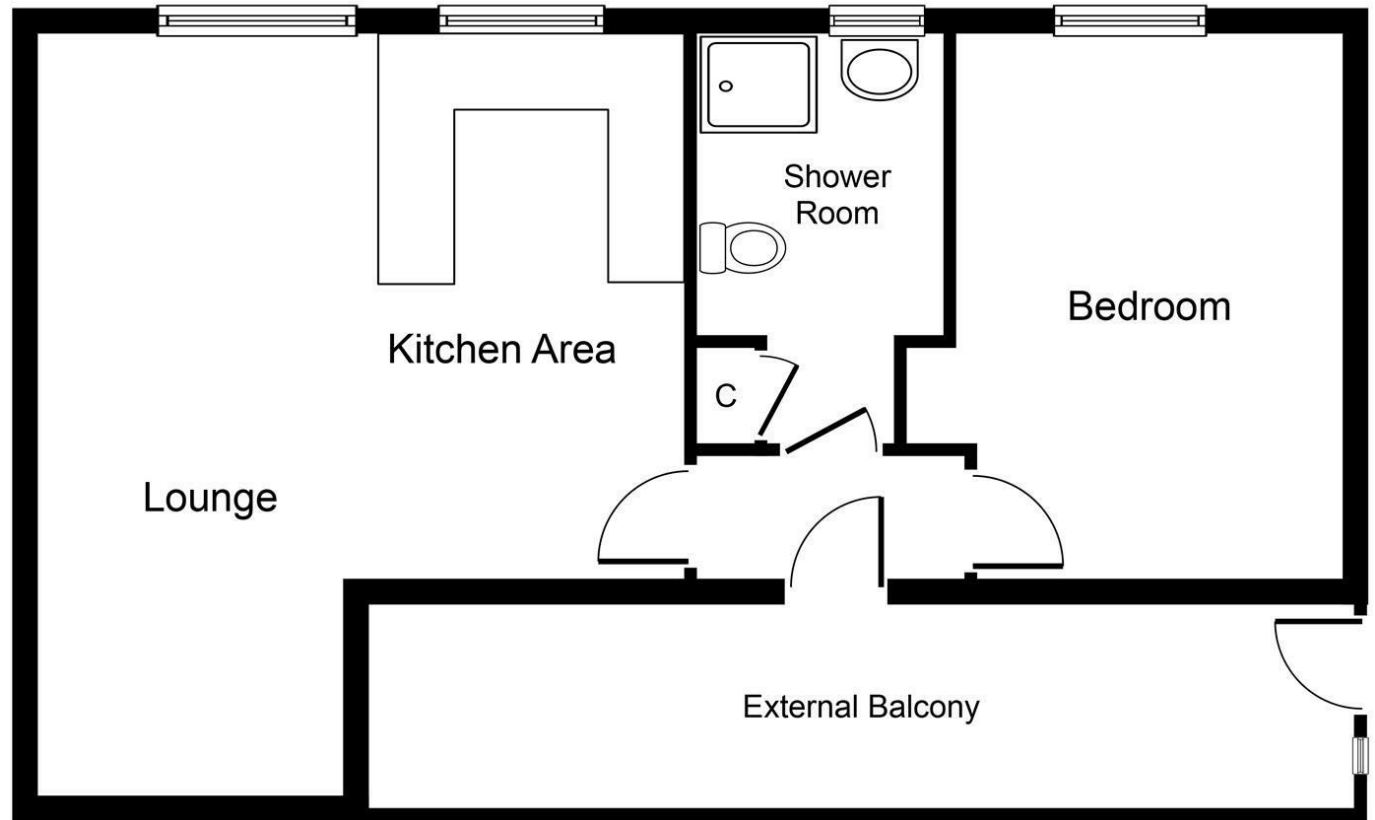
Paul Mason Associates



Haven Court, Hatfield Peverel, Essex, CM3 2SD
£800 Per month

- Available Mid July
- Approx 0.2 miles from the train station - Short walk to village amenities
- Unfurnished first floor apartment
- One bedroom
- Modern shower room
- Open plan kitchen/lounge
- Allocated parking
- Private balcony area
- EPC - D

Available Mid-July.....A unfurnished one bedroom first floor apartment, conveniently situated approx. 0.2 miles from the train station and within walking distance of the village amenities. The property is well presented throughout and offers a splendid open plan lounge/kitchen area, one double bedroom, modern shower room, its own private balcony, electric heating and allocated parking.



First Floor

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | | |
| | 76 | | |
| 66 | | | |
| <p>Environmental Impact (CO₂) Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | | |
| | | | |
| | | | |
| <p>EU Directive 2002/91/EC</p> <p>England & Wales</p> | | | |

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.
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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.

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

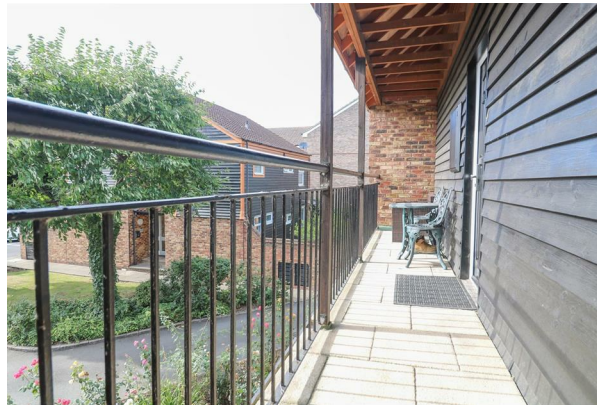
Viewings

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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