

Paul Mason Associates

210 Ongar Road, Writtle, Chelmsford, CM1 3NY
Guide price £214,995

- First Floor Apartment With NO ONWARD CHAIN
- Double Bedroom With Built-In Wardrobes
- Open Plan Kitchen / Living Area With Bay Window
- Modern Fitted Kitchen With Quartz Work Surfaces
- Entrance Hall With Access To Large, Private Loft Space
- Modern Fitted Bathroom
- Allocated Parking Plus Additional Visitor Parking
- Immaculate Throughout
- Walking Distance Of All Village Amenities And Countryside Walks
- Excellent Access To A12 and A414

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	

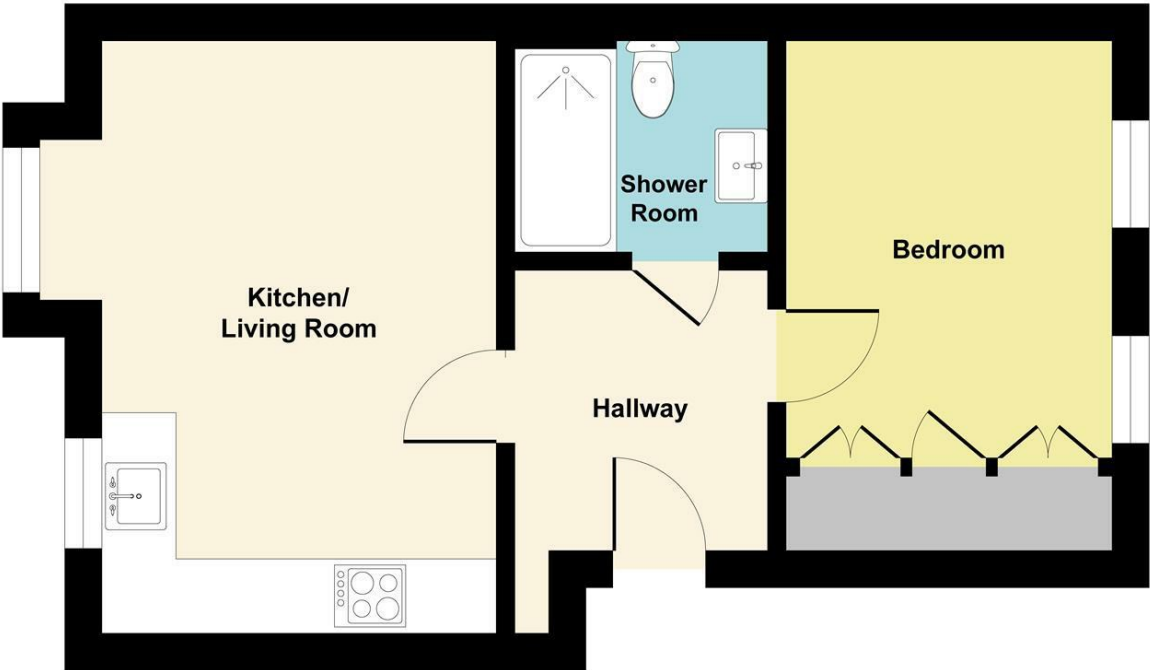
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Gary Townsend at Paul Mason Associates offers this immaculate first floor apartment situated in the popular village of Writtle. The property commences with a central entrance hall which provides access to the light and airy kitchen / living room with bay window, a double bedroom with fitted wardrobes, and the well appointed bathroom. Externally, the property also benefits from allocated parking.

This first floor apartment is located in the Oxney Green area of Writtle, close to Oxney Park. The property is within walking distance of all the village amenities, including pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also offers delightful countryside walks as well as the neighbouring Hylands Park. Chelmsford City is in close proximity for further shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.

Oxney Place, 210 Ongar Rd, Writtle, CM1 3NY

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Floor Plan

DISTANCES:

Chelmsford Station: 3 miles
Ingatestone Station: 6 miles
A12: 4 miles
M25: 13 miles
Stansted Airport: 18 miles
(All distances are approximate)

ACCOMMODATION:

Entrance Hall

2.07m x 1.93m (6'9" x 6'3")
This modern property begins with a central entrance hall which provides access to all rooms, and also provides access to a handy loft space which has a drop down ladder plus power and lighting fitted. There is oak flooring with under floor heating and a smooth ceiling with sunken spotlights.

Kitchen / Living Room

4.54m x 3.61m (14'10" x 11'10")
The main living space commences with a modern fitted high gloss kitchen with a range of base and wall units with quartz work surface over. There is a built-in oven with induction hob over plus extractor fan, integrated fridge/freezer and washer/dryer unit. The room is open to the lounge/dining area and is filled with an abundance of light from the two sets of

double glazed windows (one with bay) to the front aspect. There is oak flooring with under floor heating and a smooth ceiling with sunken spotlights.

Double Bedroom

3.26m x 2.56m (10'8" x 8'4")
Two sets of double glazed windows to the rear aspect, range of built-in mirrored wardrobes, carpet to floor with under floor heating and a smooth ceiling.

Bathroom

The modern fitted bathroom consists of a panelled bath with central mixer taps and shower attachment over, LLWC, pedestal wash hand basin with tiled splashback, towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Parking

The property benefits from an allocated parking space with additional visitor parking.

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.

Viewings

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



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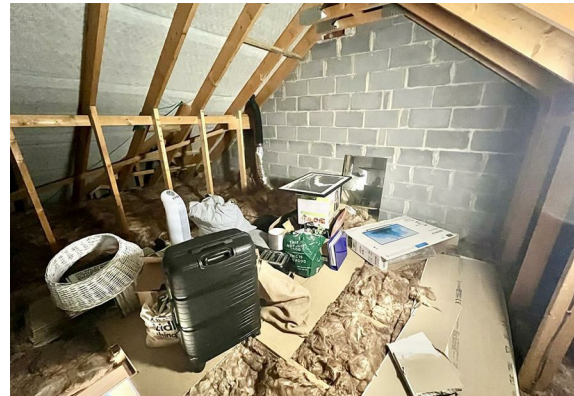
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