

Beresfords

Est 1968



Beresfords

**Asking Price £250,000**

**Leasehold | 1 Bed | 1 Bath | Flat/Apartment | First Floor | Council Tax Band C | EPC C | Ref INS250072**



# Haslers Court Fryerning Lane CM4 0DS

A well-presented 1-bed first-floor apartment in Haslers Court, Ingatestone. Features a modern kitchen, updated boiler and fuse board, spacious living room, shower room, separate WC, communal gardens, and covered parking. Just 0.4 miles to the station.

- First-floor one-bedroom apartment in sought-after Haslers Court.
- Modern kitchen recently fitted with oven, electric hob & appliance space.
- Boiler and fuse board replaced in 2023
- Dual-aspect lounge/diner offering plenty of natural light.
- Separate WC and modern shower room with power shower and vanity sink.
- Generous double bedroom with window and good proportions.
  - Allocated covered parking space and communal gardens.
  - Fantastic location just 0.4 miles to Ingatestone Station and moments from the village high street.



Scan the QR code for full details and key information on this property.







## Beresfords - Ingatestone Sales

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| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92+) <b>A</b>                              |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 77                         | 78                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England, Scotland & Wales                   | EU Directive<br>2002/91/EC |  |

Service Charge (per annum):

£2,160

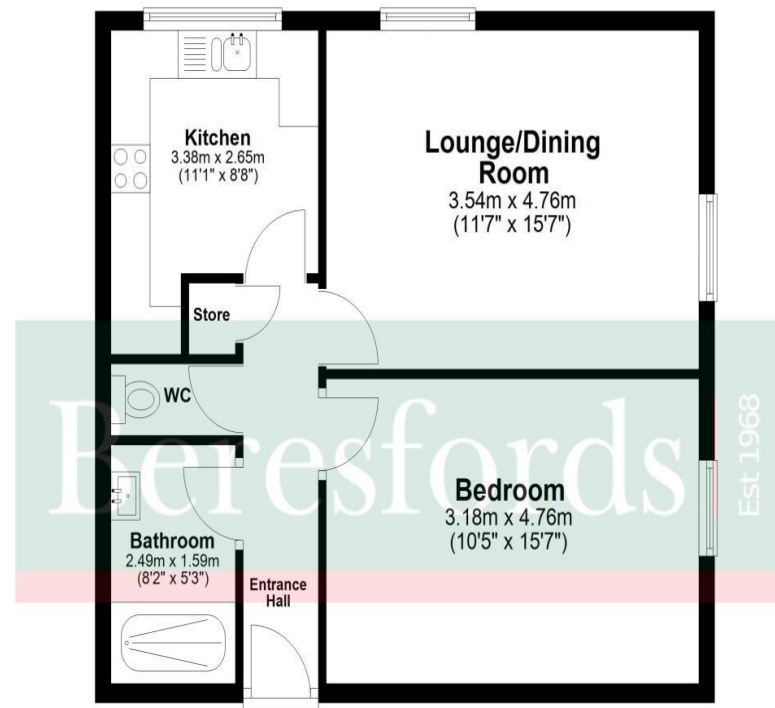
Lease Length:

139 years remaining, expires 28/09/2165

No Ground Rent Charge

## Ground Floor

Approx. 51.8 sq. metres (557.4 sq. feet)



Total area: approx. 51.8 sq. metres (557.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Haslers Court

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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