



Asking Price £285,000

Leasehold | 1 Bed | 1 Bath | Flat/Apartment | Upper Floor | Council Tax Band C | EPC C | Ref NBC261088

Fryerning Lane Ingatestone CM4 0DA

Situated in a quiet and highly sought-after mews setting just moments from the heart of Ingatestone High Street, this beautifully presented one-bedroom first floor apartment offers an exceptional opportunity for first-time buyers, investors and those looking to downsize.

Having recently undergone an extensive programme of improvement, the property has been tastefully redecorated throughout and benefits from newly fitted carpets, together with a contemporary fitted kitchen and stylish modern bathroom suite, creating a home that is ready to move straight into.

Accessed via a secure entry phone system, the apartment enjoys both privacy and security, whilst one of its standout features is the inclusion of a single garage, conveniently located within the mews – a valuable asset in such a central village location.

The accommodation is bright and well-proportioned throughout, with a welcoming entrance hall leading to a spacious living room, a modern fitted kitchen with ample storage and worktop space, a generous double bedroom, and a contemporary bathroom finished to a high standard. The recent refurbishment means purchasers can enjoy a fresh, modern interior with no immediate work required.

Further benefits include an impressive lease with over 960 years remaining, providing excellent long-term security, together with the added advantage of being offered for sale with no onward chain, allowing for a smoother and potentially quicker transaction.

The location is one of the property's greatest attractions. Positioned just off Ingatestone High Street, residents can enjoy a wonderful selection of local amenities within a short stroll, including two supermarkets, an array of independent boutiques and shops, cafés, restaurants, traditional public houses and other everyday conveniences. Ingatestone's highly regarded mainline railway station, providing regular direct services into London Liverpool Street, is approximately 0.7 miles away, making this an ideal choice for commuters.

Combining a peaceful mews setting with outstanding convenience, modern presentation and the rare benefit of a garage, this superb apartment represents an excellent opportunity to acquire a quality home in one of Essex's most desirable village locations. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.



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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

vendor has advised verbally service charge is
£339.28 per quarter / £1,357.12 P/A

he also mentioned a £7 per quarter payment

Lease Length:

962 years remaining

Ground Rent (per annum):

£0

Second Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 47.4 sq. metres (510.1 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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Plan produced using PlanUp.

Millers Mews

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