



2C St. James Avenue, Ongar, CM5 9EL

Offers in excess of £260,000

A bright and spacious 2 bedroom first floor apartment in the heart of Chipping Ongar.

This well-presented first floor apartment offers approx. 670 sq ft / 62.30 sq m of comfortable living space and is ideal for first-time buyers, professionals, or those looking to downsize.

Accessed via a communal entrance, the accommodation comprises a welcoming entrance hall with useful storage. The generously proportioned living room measures 15'5" x 11'11" and is a great space for relaxing and entertaining. The separate kitchen 11'3" x 7'11" offers plenty of room for appliances and dining.

There are two double bedrooms: the main bedroom 12'9" x 11'11" and a second bedroom 11'4" x 9'9", both of which comfortably fit double beds and storage. The apartment is completed by a modern family bathroom 8'2" x 5'5" with bath.

With a convenient town centre location and low-maintenance living, this apartment offers the perfect balance of comfort and convenience.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

102 years remaining on the lease
Ground rent: £100 per annum
Maintenance charge: tbc

This information is provided by the vendor and should be verified during the conveyancing process.

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		



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