



PESTELL & CO

ESTABLISHED 1991



CHANTRY COURT, FELSTED

ASKING PRICE: £310,000

2 DOUBLE BEDROOM GROUND FLOOR APARTMENT | NO ONWARD CHAIN | OPEN PLAN KITCHEN LIVING DINING ROOM | BEDROOM 1 WITH EN-SUITE | SHOWER ROOM | TELEPHONE ENTRY SYSTEM | 1 ALLOCATED PARKING SPACE | WELL LOCATED FOR FELSTED SCHOOL BEING LOCATED IN THE HEART OF FELSTED

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A well presented 2 double bedroom ground floor apartment in the heart of Felsted with views over the private school copse and chapel. Comprising of a large open plan kitchen living dining room, 2 double bedrooms, one with an ensuite and both with built in wardrobes, and a family shower room. The apartment enjoys both an allocated parking space and telephone entry system.



ENTRANCE HALL

OPEN PLAN KITCHEN
LIVING DINING ROOM
18'5" X 18'5"





BEDROOM 1
11'10" MAX X 10'11"

EN-SUITE

BEDROOM 2
11'9" MAX X 8'3"

FAMILY SHOWER ROOM



WANT TO VIEW THIS PROPERTY?

DO YOU HAVE ANY QUESTIONS?

PLEASE DO NOT HESITATE TO
CONTACT US AT 01371 879100

With solid timber door opening into:

ENTRANCE HALL

With inset ceiling downlighting, smoke alarm, wall mounted radiator, telephone entry point, fitted carpet, storage cupboard housing shelves and wall mounted fuse board, further cupboard housing pressurised hot water cylinder and slatted shelves, wall mounted radiator, power points and doors to rooms.

OPEN PLAN KITCHEN LIVING DINING ROOM – 18'5" X 18'5"

With kitchen area comprising an array of eye and base level cupboards and drawers with quartz work surface, under sunk 1 \square bowl stainless steel sink unit with mixer tap and integrated drainer, stainless steel four ring gas hob with stainless steel splashback and extractor fan above and oven under, integrated washing machine, integrated slimline dishwasher, integrated fridge freezer, cupboard housing gas boiler, inset ceiling downlighting and further counter display lighting, wood effect LVT flooring and large recess for dining table. The living area comprises of ceiling lighting, window to side and French doors to rear, wall mounted radiators, fitted carpet and TV, telephone and power points.

BEDROOM 1 – 11'10" MAX X 10'11"

With built-in double wardrobes, ceiling lighting, wall mounted radiator, an array of power points, TV points, fitted carpet, French doors to rear and door opening into:

EN-SUITE

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated shower unit, glazed shower screen and tiled surround, wall mounted wash hand basin with mixer tap, close coupled WC, electric shaving point, wall mounted heated towel rail, inset ceiling downlighting, extractor fan and tiled flooring.

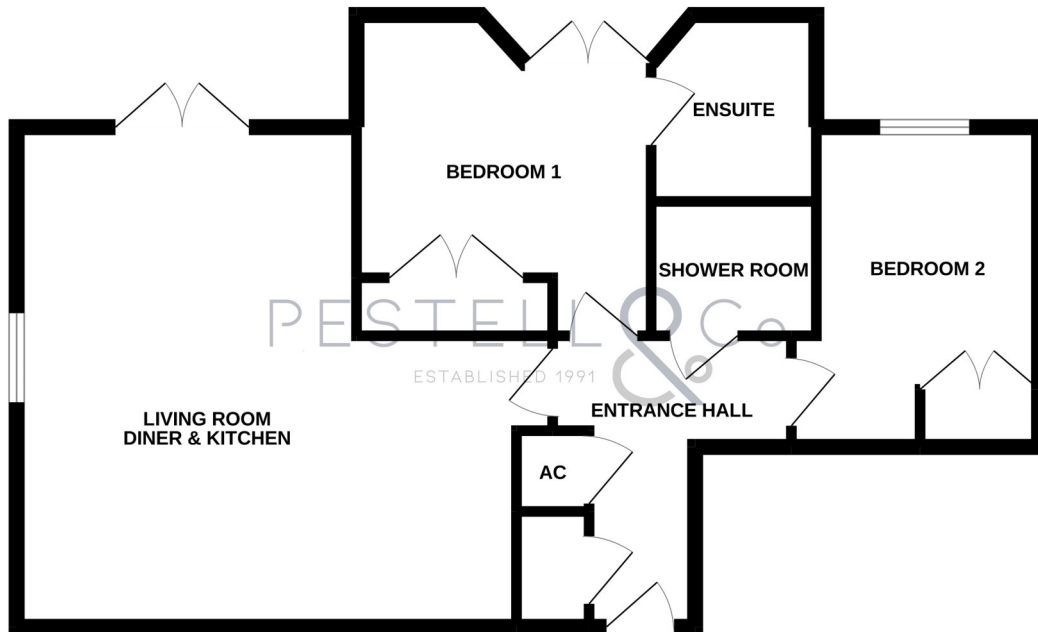
BEDROOM 2 – 11'9" MAX X 8'3"

With window to rear, built-in double wardrobe, ceiling lighting, power points, wall mounted radiator and fitted carpet.

FAMILY SHOWER ROOM

Comprising an oversized fully tiled and glazed shower cubicle with integrated shower unit, close coupled WC, wall mounted wash hand basin with mixer tap, wall mounted heated towel rail, ceiling lighting, extractor fan, half tiled surround and tiled flooring.

GROUND FLOOR 671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

THE PROPERTY

Outside

The prestigious block is located right in the heart of the village of Felsted with views over the private school copse and chapel. From both French doors the property enjoys two small patio areas ideal for a morning cuppa. Further to this the property has one allocated parking space located at the front.



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

THE LOCATION

Chantry Court is located in Felsted, a picturesque village with a fantastic private school and primary school located no less than a mile away from the property. Felsted village also has a shop with Post Office, two public houses and an Indian restaurant, whilst the neighbouring village of Flich Green also has a primary school and convenient CO-OP. The A120 is a short distance away from the property that supplies onward access to the M11 at Bishops Stortford.

GENERAL REMARKS & STIPULATIONS

Folio D3364

FULL ADDRESS

14 Chantry Court, Felsted, Dunmow, CM6 3GW

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band D

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 31 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?