

Gross Internal Floor Area: Approximately  
875 sq.ft. / 81.2 sq.m.  
Floorplan Drawn by Stevenette & Company LLP



### FREE MARKET APPRAISAL

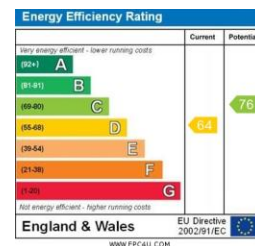
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

### FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

### MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



11 Fairlawns  
Epping, CM16 6SL  
£385,000



- Ground Floor
- Gas Central Heating
- Double Glazing
- 975+ Year Lease
- Garage En-Bloc + On Street Parking (Permit req.)
- Modern Kitchen Fitment

Offered with NO ONWARD CHAIN, this ground floor maisonette offers extremely spacious 2-bedroom accommodation that is particularly light, bright, well-finished and has attractive features including parquet flooring. The apartment is positioned at one end of the building giving it, unlike the majority, its own entrance door. Fairlawns, as its name implies, sits amongst lovely lawned grounds over which the maisonette has direct views and there is a single garage en-bloc. The property stands on Tidys Lane (which is a residents' parking permit zone) and is ideally placed for the shops, cafes and amenities of the High Street, the open grounds of Stonards Park and the bus stop allowing links to a number of locations.

**GROUND FLOOR**

**STORM PORCH**

**ENTRANCE HALL**

**LIVING & DINING ROOM**  
19' 6" x 13' 10" (5.94m x 4.22m)

**KITCHEN**  
9' 9" x 9' 8" (2.97m x 2.95m)

**INNER HALL**

**BEDROOM 1**  
13' 11" x 11' 2" (4.24m x 3.4m)

**BEDROOM 2**  
12' 9" x 7' 7" (3.89m x 2.31m)

**SHOWER ROOM & WC**  
9' 10" x 5' 10" (3m x 1.78m)

**COUNCIL TAX**  
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

**EXTERIOR**

The buildings have areas of lawn to front and rear - the latter hosting attractive mature trees.

**GARAGE**

Within the grounds, the property has a single garage en-bloc with an up and over door.

**SERVICES**

All mains services are understood to be connected. No services or installations have been tested.

**BROADBAND**

It is understood that Fibre Optic Broadband is available in this area.

**TENURE**

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

The lease is understood to have begun on 26 May 2002 with a term of 999 years (976 years unexpired).

**SERVICE CHARGES**

A service charge is payable in respect of buildings insurance, gardening, maintenance and electricity for communal areas, gardening, window cleaning and property management. The current fee is understood to be in the region of £2616 per year and this includes a sinking fund for major repairs.

**SCHOOL PRIORITY CATCHMENT AREA**

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.



Viewing is available strictly by appointment with Stevenette and Company LLP  
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