



RIDLEY GREEN, HARTFORD END, FELSTED

GUIDE PRICE – £390,000

- 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN, DINING & LIVING ROOM
- SOUTH FACING RIVER & COUNTRYSIDE VIEWS
- EN-SUITES TO BOTH BEDROOMS
- GUEST CLOAKROOM
- OFF STREET PARKING FOR TWO VEHICLES
- PRESTIGIOUS BREWERY LOCATION

A rarely available two double bedroom ground floor apartment located in the Old Brewery development. The apartment comprises of a large open plan living, dining & kitchen area that has far reaching southerly facing countryside and river views from Georgian style windows and Juliet balcony, whilst both double bedrooms enjoy an en-suite. Externally, the apartment has two allocated parking spaces, security entry system and ample countryside to enjoy a walk....especially to the very vibrant and last remaining Ridley's Pub, the Compasses Inn!





With timber door opening into:

Entrance Hall:

With inset ceiling down lighting, smoke alarm, large storage cupboard with shelving, lighting, internet point, and fuseboard. Fitted carpet, wall mounted radiator, power points and doors to rooms.

Cloakroom:

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap, tiled splashback and vanity storage beneath, wall mounted radiator, inset ceiling down lighting, air purification point and doors to rooms.

Open plan Kitchen, Dining & Living Room 24'0" x 20'11"

With kitchen area comprising an array of eye and base level cupboards and drawers with complimentary white granite work surfaces, five-ring stainless steel gas hob with double oven under and an extractor fan above, 1 1/2 bowl stainless steel under sunk sink with work surface integrated drainer and pot wash style mixer tap over with water purifier. Integrated appliances of fridge-freezer, washer-dryer and dishwasher. Further cupboard housing a fully serviced combination boiler, window to side, inset ceiling down lighting and counter display lighting, smoke alarm, air purification point, tiled flooring. Living and dining areas with fitted carpet, TV, telephone power points, wall mounted radiators, feature Juliet balcony and windows to the south over-looking countryside and river views.

Bedroom 1 - 16'10" x 13'11"

With large window to south-facing countryside views, wall mounted radiator, ceiling lighting, TV, power points, fitted carpet, door to;

Ensuite:

Comprising a four-piece suite of panel enclosed bath with mixer tap, tiled surround, wall mounted wash hand basin with mixer tap and vanity storage beneath, low level WC with integrated flush, fully tiled and glazed shower cubicle with twin heads, electric shaving point, wall mounted heated towel rail, tiled flooring, inset ceiling down lighting and air purification point.

Bedroom 2 - 13'9" x 12'8"

With ceiling lighting, window to front, wall mounted radiator, TV and power points, fitted carpet and door to;

Ensuite:

Comprising of a three-piece suite of a panel enclosed bath with mixer tap, integrated twin head shower with tiled surround and glazed shower screen, wall mounted wash hand basin with mixer tap with vanity storage beneath, low level WC with integrated flush, wall mounted chromium heated towel rail, inset ceiling down lighting, extractor fan, obscure window to front, tiled flooring, air purification point.

OUTSIDE

The Front

The front of the property is approached via a communal block-paved parking area where the property enjoys allocated parking for two vehicles. Further pathway leading to a storm porch covered entrance with telephone entry system and well kept communal hallways within.

The Rear

To the rear of the property, there is far reaching countryside views with immediate views of the river and bridge, south-facing in nature supplying ample natural light to the accommodation.



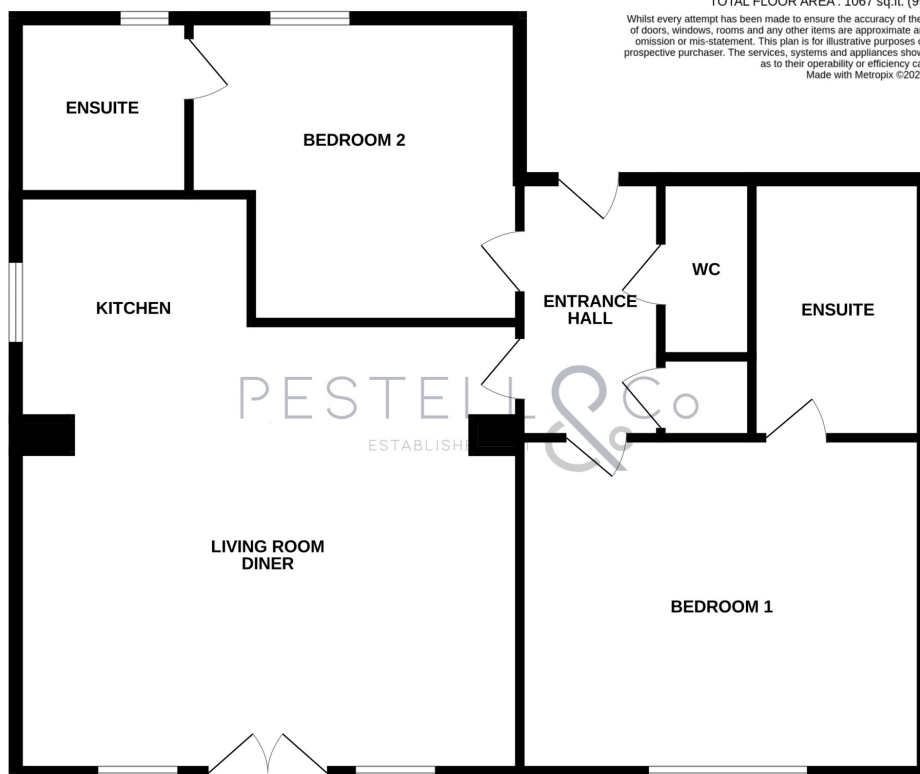
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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.
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GENERAL REMARKS & STIPULATIONS

Set on the banks of the River Chelmer, the development of the historic Old Brewery at Hartford End, provides the perfect rural retreat. The Old Brewery is located just outside of the sought-after North Essex village of Felsted which has been voted one of the top ten places to live in a Sunday Times survey. Felsted is particularly popular for its schools, notably Felsted School which was founded in 1564 by Lord Riche who is buried in the Holy Cross Church. The village offers a variety of amenities catering for all daily needs including; General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, restaurants and public houses. There are also local bus services which run regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted. By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately a fifteen minute drive.

DIRECTIONS



FULL PROPERTY ADDRESS

7 Ridley Green, Hartford End, Felsted, Essex
CM3 1FH

SERVICES

LPG gas fired central heating, private drainage
and mains water

COUNCIL TAX BAND

Band D

LOCAL AUTHORITY

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

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.

PESTELL & Co

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