



## RIDLEY GREEN, HARTFORD END, FELSTED

GUIDE PRICE – £330,000

- 1 DOUBLE BEDROOM FIRST FLOOR APARTMENT
- 835 SQ FT
- OPEN PLAN KITCHEN, DINING & LIVING ROOM WITH VAULTED CEILING
- LARGE ENTRANCE HALL WITH STORAGE
- LARGE FOUR PIECE BATHROOM
- SOUTH FACING RIVER & COUNTRYSIDE VIEWS
- OFF STREET PARKING FOR TWO VEHICLES
- PRESTIGIOUS BREWERY LOCATION



A rarely available one double bedroom first floor apartment located in the Old Brewery development. The apartment comprises of a welcoming entrance hall, a large open plan vaulted living, dining & kitchen area that has far reaching southerly facing countryside and river views from Georgian style windows and Juliet balcony, whilst the large double bedroom enjoys a four-piece bathroom. 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!







Timber front door opening into:

### **Entrance Hall**

With insert ceiling downlighting, smoke alarm, fitted radiator, power points, fitted carpet, two storage cupboards, one housing ceiling lighting, wall mounted fuse board, telephone and power points, fitted carpet, second storage cupboard with hanging rail and shelving, doors to rooms:

### **Living Room Diner 18'0" x 14'8"**

With vaulted ceiling, Georgian bar windows and Juliet balcony overlooking river and far reaching countryside views, ceiling lighting, wall mounted radiators, TV, telephone and power points, fitted carpet, extractor air vent, large opening onto:

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface and splashbacks, further tiles splashback, 5 ring stainless steel gas hob with twin over under and contemporary extractor above, integrated appliances of fridge/freezer, dishwasher, washing machine and tumble dryer, 1  bowl stainless steel under sunk sink unit with worksurface integrated drainer and pot wash style tap with additional filter tap, cupboard housing combination boiler, ceiling downlighting, smoke alarm, counter display lighting, tiled flooring.

### **Bedroom 15'2" x 14'0"**

With vaulted ceiling, Georgian bar windows overlooking river and far reaching countryside views, TV, telephone and power points, wall mounted radiator, fitted carpet, door to:

### **Bathroom**

Comprising a four-piece suite of panel enclosed bath with mixer tap, 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 integrated twin head shower, half tiled surround, chromium heated towel rail, large feature vanity mirror with electric shaver point, insert ceiling down lighting, extractor air vent and tiled flooring.



# 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 and lift 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.





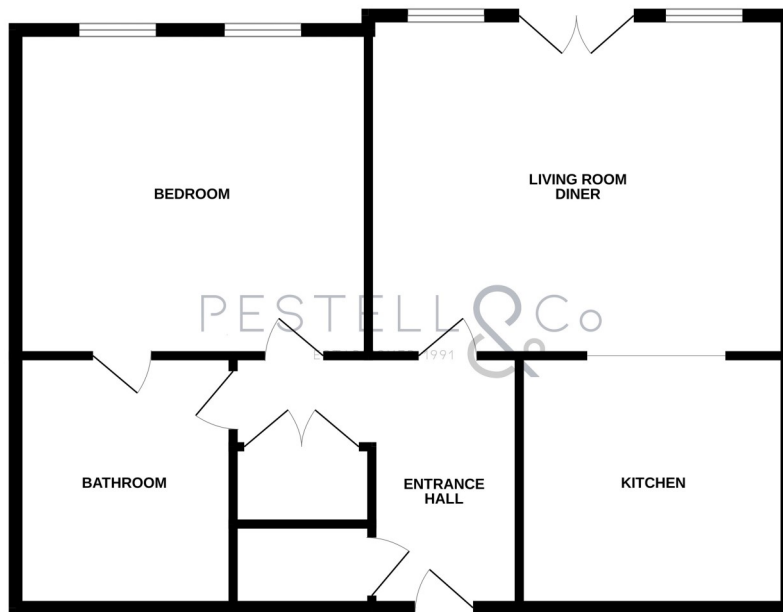
# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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

11 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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