

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Aspen Green, 543 Ashingdon Road, Ashingdon, SS4 3HX



**GUIDE PRICE £240,000 - £250,000**

Located in the heart of Ashingdon is this stunning two bedroom ground floor apartment situated in the sought after Aspen Green development, benefiting from having luxury fitted open plan kitchen/breakfast/family room, modern fitted bathroom, communal gardens and allocated parking.

**NO ONWARD CHAIN.**

Council Tax Band: B. EPC Rating: C.

Our Ref 17576

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via Communal Entrance door with secure, telephone entry system, to COMMUNAL ENTRANCE HALL.

**Personal Entrance Door to**

### HALLWAY

Wood effect flooring. Feature panelled walls. Plastered ceiling. Radiator.



### BATHROOM

WC with concealed cistern. Wall mounted wash hand basin. Panelled bath with shower over and full height glass shower screen. Wood effect flooring. Plastered ceiling. Inset spot lights. Wall mounted heater.



### BEDROOM ONE 12' x 9' 10" (3.66m x 3m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Electric storage radiator.



### BEDROOM TWO 12' x 7' 6" (3.66m x 2.29m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Electric storage radiator.





**OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM 20' 7" x 17' 2" max (6.27m x 5.23m)**

Double glazed window to the side aspect. Double glazed patio doors providing access to front. Luxury fitted, modern high gloss base and eye level units. Marble work surfaces. Inset sink drainer unit. Integrated electric oven with Induction hob and extractor above. Feature Herringbone brick tiled splash backs. Integrated appliances. Feature panelled wood wall to Lounge Area with space for Log Burner. Wood effect flooring. Plastered ceiling. Inset spot lights to Kitchen Area.



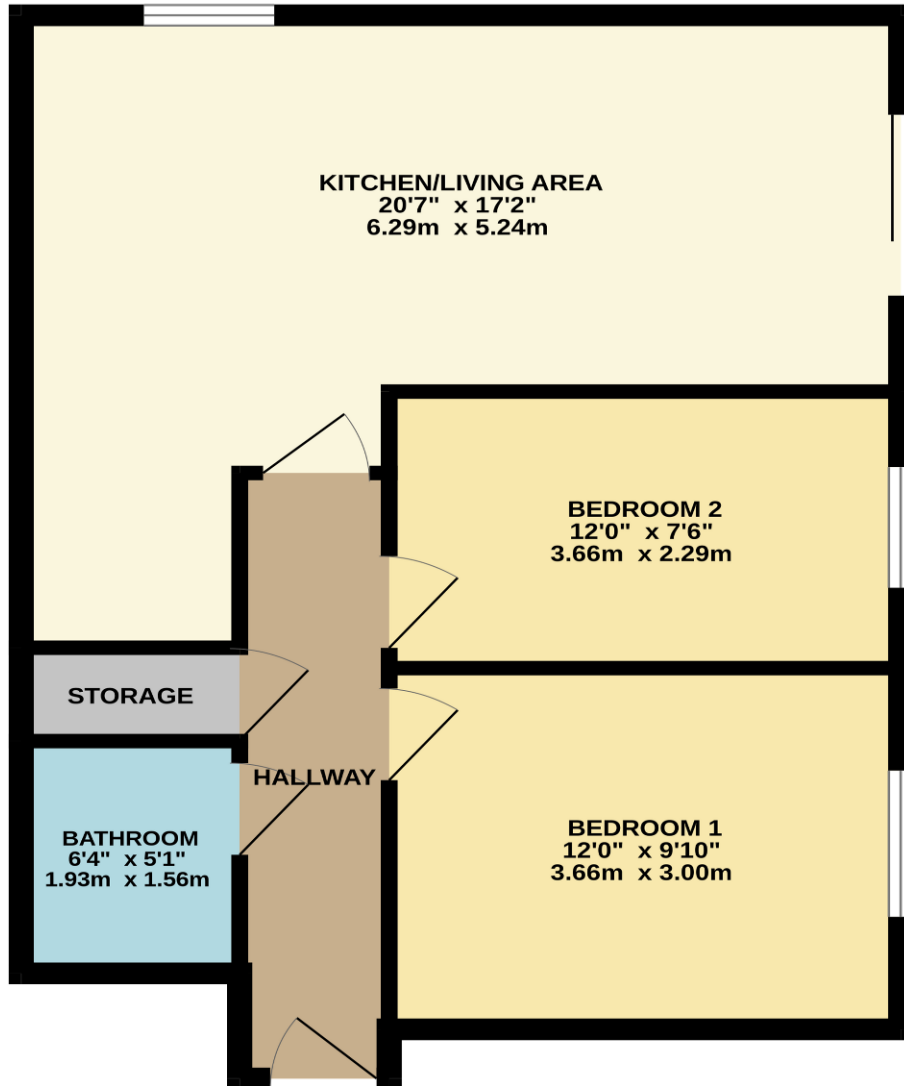
**EXTERIOR**

Communal gardens to the rear.  
Car park to the front with Allocated Parking.

**Agents Note:**

Lease: 108 years remaining  
Ground Rent: £300 per annum  
Service Charge: £1067 per annum

GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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