



**Oliver
Minton**
Sales & Lettings

**1a High Street,
Roydon**

Essex CM19 5HJ

Asking Price £275,000

Being sold with NO CHAIN involvement, a very spacious first floor 3 bedroom apartment forming the entire first floor of this Grade II Listed building on the corner of the High Street and Epping Road, within a few hundred yards walk of Roydon station. The property benefits from a large roof terrace, an allocated parking space and is situated above an accountancy business premises. Spacious accommodation comprises: entrance hall, 34'4 split level open-plan lounge/diner, 14' x 11'8 kitchen/breakfast room, 14'8 x 13'3 master bedroom with large dressing room, 2 further good size bedrooms and spacious bathroom.





ACCESS

Entrance to the apartment is from the Epping Road side of the building. Walk across the business car park and take the external side staircase to the first floor roof terrace. Entrance door opens to:

ENTRANCE HALL 3.23 x 1.91 (10'7" x 6'3")

Window. Radiator.

34'4 LIVING ROOM

A superb split level 'through' room.

DINING AREA 4.01 x 2.87 (13'2" x 9'5")

Exposed beams. Door from hall. Sliding double glazed patio doors to Roof Terrace. Opening through to:

LOUNGE AREA 6.22 x 3.91 (20'5" x 12'10")

Brick chimney breast and fireplace. Window.

KITCHEN/BREAKFAST ROOM 4.27 x 3.56 (14'0" x 11'8")

Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Matching breakfast bar. Built-in electric oven and gas hob with extractor unit above. Plumbing for washing machine and dishwasher. Wall-mounted gas fired boiler. Ceramic tiled walls. Space for fridge/freezer.

BEDROOM ONE 4.47 x 4.04 (14'8" x 13'3")

Window. Radiator. Exposed beams. Step up and door to:



DRESSING ROOM 4.70 x 2.44 average (15'5" x 8'0" average)

Window. Range of fitted double wardrobes. Irregular shape.

BEDROOM TWO 4.22 x 4.04 (13'10" x 13'3")

Window. Radiator. Door to recessed walk-in wardrobe/storage cupboard. Door to further recessed wardrobe/storage cupboard. Door from kitchen.

BEDROOM THREE 3.58 x 2.06 (11'9" x 6'9")

Window. Double doors to recessed wardrobe. Exposed ceiling beam.

SPACIOUS BATHROOM 3.20 x 2.39 (10'6" x 7'10")

Comprising bath with shower above, white low level flush WC and pedestal hand basin. Part tiled walls. Window. Radiator. Built-in airing cupboard.



OUTSIDE

ROOF TERRACE 10.67 x 5.18 (35'0" x 17'0")

A good size private terrace above the ground floor hairdressers. Plenty of space for table and chairs and pot plants etc.

ALLOCATED PARKING SPACE

Allocated parking space for one car.

AGENTS NOTE

A new Lease is being created for the property of 125 years. The Freeholder is the owner of the ground floor premise.
Ground Rent - TBC
Service Charge - TBC
Buildings Insurance - TBC

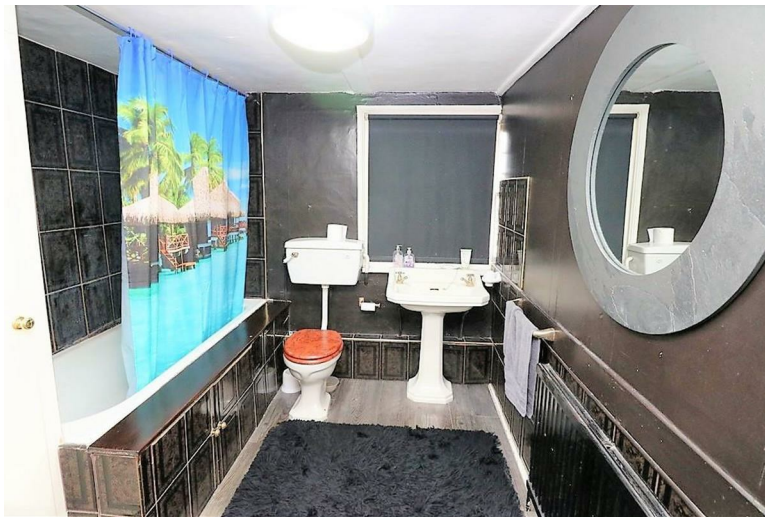
MORTGAGE ADVICE

Through our mortgage broker TOM EDWARDS of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION.

Tom is also independent for all protection needs, allowing him to review your life assurance and critical illness policies to ensure you have the best deal!

He can be contacted at our PUCKERIDGE OFFICE on 01920 822999. Please feel free to call him for any advice or quotations required.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



MORTGAGE ADVICE

Through our mortgage broker EDD RANFORD of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Edd is also independent for all protection needs, allowing him to review your life assurance and critical illness policies to ensure you have the best deal! He can be contacted at our Stanstead Abbots Office on 01920 412600. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616





TOTAL FLOOR AREA : 1507sq.ft. (140.0 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 ©2021

Tenure: Leasehold

Council Tax Band: TBC

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.