

Floorplan drawn by  
Stevenette & company



#### FREE MARKET APPRAISAL

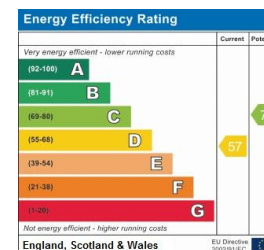
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

#### 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.

Stevenette

28 Orchid Close  
Abridge, RM4 1DF  
£210,000



- Ground Floor Apartment
- 1 Bedroom
- Electric Heating
- uPVC Double Glazing
- Allocated Parking
- Shared Ownership Option

A ground floor apartment in a development that backs onto the cricket pitch at the centre of this well-served and conveniently-placed village. The village stands on the River Roding and has direct access to surrounding countryside giving excellent walks and recreation. Theydon Bois Central Line station lies less than 3 miles away as does junction 5 of the M11 allowing for ready access to East London.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Intercom system.

### ENTRANCE HALL

### LIVING & DINING ROOM

13' 4" min x 10' 6" (4.06m x 3.2m)

### KITCHEN

12' 3" max x 8' 5" (3.73m x 2.57m)

### BEDROOM

12' 0" x 10' 2" (3.66m x 3.1m)

### BATHROOM & WC

### EXTERIOR

The building has communal grassed areas around it and within an adjacent parking area, no. 28 has an allocated parking space. Further visitor parking spaces are available.

## TENURE & SERVICE CHARGES

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 has a duration of 125 years commencing 31 January 1997.

A service charge is payable in respect of maintenance and lighting of communal areas, property management and buildings insurance. The current charge is understood to be in the region of £192.16 per month.

## SERVICES

Mains electricity, water and drainage 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.

## COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'B'.



Viewing is available strictly by appointment  
with Stevenette and Company LLP  
01992 563090

