



## 2 Heriot Way, Great Totham, Essex CM9 8BW £190,000

Situated within the sought after village of Great Totham is this immaculately presented ground floor apartment. The apartment has been modernised throughout to a high standard including refitting the kitchen and bathroom and replacement heating. In brief the accommodation comprises; two bedrooms, lounge/diner, kitchen and bathroom. The property also benefits from a large entrance hall. Externally the well kept communal areas provide pleasant gardens and visitors parking in addition to the allocated parking space. This property would be ideally suited to investors, first time buyers or retirement. Energy Efficiency Rating D.





### Entrance Hall

Main entrance door, entry phone system, electric panel heater, airing cupboard.

### Bedroom One 10'5 x 9'11 (3.18m x 3.02m)

Double glazed window, electric panel heater.

### Bathroom

Double glazed window, three piece suite comprising; squared 'L' shaped bath with glass shower screen and electric shower over, low level WC with concealed cistern, wash hand basin, part tiled walls with tiled recess shelving and blue LED lighting. Electric heated towel rail.

### Lounge/Diner 14'6 x 12'8 (4.42m x 3.86m)

Double glazed window, electric panel heater.

### Kitchen 9' x 5'10 (2.74m x 1.78m)

Re fitted kitchen with a range of wall and base units, rolled edge work surfaces with matching splash back up stands, inset 1 1/4 sink drainer, oven, hob with extractor above, integrated microwave and washing machine, space for fridge/freezer, tall larder cupboard, plinth lighting, double glazed window.

### Outside

### Communal Gardens

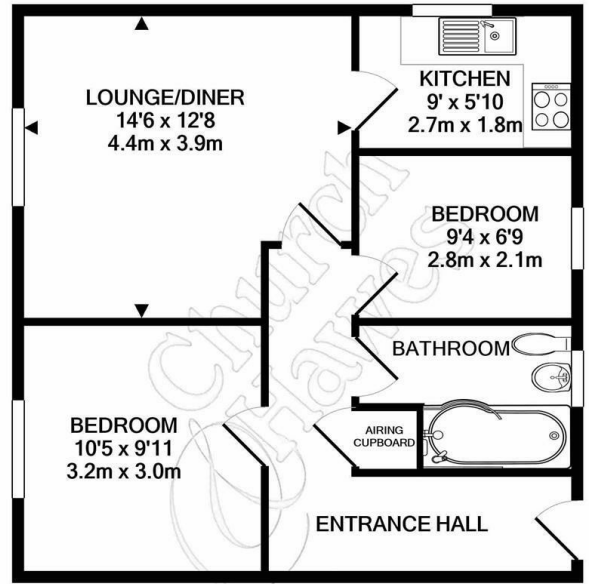
There are communal gardens which extend around the property.

### Parking

The property benefits for an allocated parking space and there is a provision for visitors.

### Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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