

# DURDEN & HUNT

INTERNATIONAL



## Brook Lodge, Ongar CM5

£140,000

- Open Plan Kitchen, Living And Dining Area
- Aged Over 55's
- Ideally Located For The Amenities On Ongar High Street And Bus Routes
- Master Bedroom
- Communal Lounge
- Lift In Block
- Bathroom
- Communal Garden
- No Onward chain

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# Brook Lodge, Ongar CM5

Open Plan Kitchen, Living And Dining Area - Master Bedroom - Bathroom - Aged Over 55's - Communal Lounge - Communal Garden - Ideally Located For The Amenities On Ongar High Street And Bus Routes - Lift In Block - No Onward Chain



Council Tax Band: C



Durden and Hunt welcome to the market this one bedroom retirement apartment aged for over 55's in Ongar.

Internally this property offers an open plan kitchen, living and dining room, followed by a master bedroom and bathroom. This property further boasts a communal lounge.

Externally this property offers communal gardens.

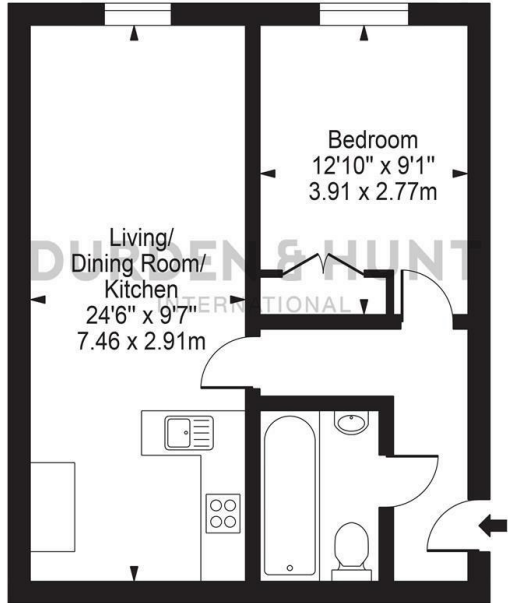
Ideally located close to local amenities in the popular Ongar high road, alongside the easy accessible transport links of various bus routes.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

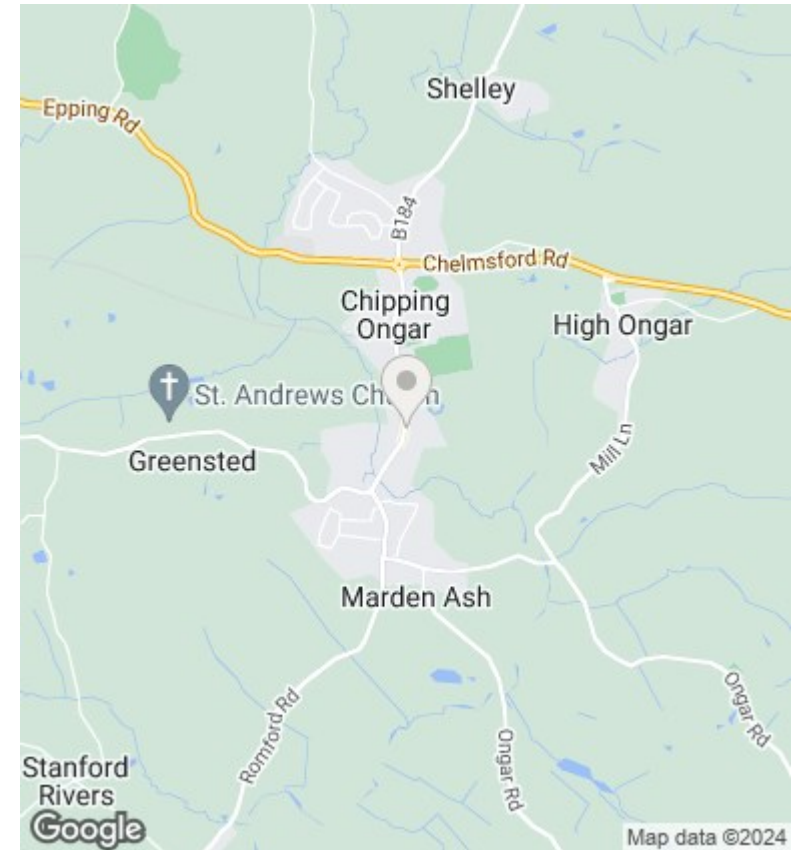
Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

**Brook Lodge**  
 Approx. Gross Internal Area 476 Sq Ft - 44.25 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only.  
 Call 01277402068 to make an appointment.

## Council Tax Band

C

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