



Payne Place, East Hanningfield, CM3 8UU

Council Tax Band B (Chelmsford City Council)



Offers in excess of £190,000 Leasehold

Situated within the desirable village of East Hanningfield, this well-presented two bedroom first floor apartment offers spacious and light-filled accommodation, making it an excellent choice for first-time buyers, downsizers or investors, offered with no onward chain.

ACCOMMODATION

The accommodation is accessed via a welcoming entrance hall with useful built-in storage, leading to a generous dual aspect living room. The fitted kitchen/diner is well equipped with an excellent range of units, generous worktop space and room for a small dining table. There are two well-proportioned double bedrooms providing versatile accommodation for family, guests or those working from home. Completing the accommodation is a stylish modern shower room, fitted with a contemporary white suite including a large walk-in shower, vanity wash hand basin and WC.

OUTSIDE

Externally, the development enjoys communal gardens for residents to enjoy, together with residents parking areas.

LEASE INFORMATION

125 year lease commenced in April 1989

Ground Rent £10 per annum

Service Charge £370 per quarter

LOCATION

Payne Place is situated in the heart of the sought-after village of East Hanningfield which offers a welcoming community atmosphere together with a range of everyday amenities including a village shop, post office, public house, highly regarded primary school, church and village hall. Surrounded by beautiful countryside, East Hanningfield is perfect for those who enjoy outdoor living, with an abundance of scenic footpaths, bridleways and nearby nature reserves. Hanningfield Reservoir Nature Discovery Park is just a short drive away, offering waterside walks, bird watching and family activities throughout the year.

Despite its peaceful setting, the village is well positioned for commuters, with excellent road links via the A130 and A12 providing convenient access to Chelmsford, Basildon and the wider Essex area. Chelmsford city centre is within easy reach and offers a mainline railway station with regular services to London Liverpool Street, while the Chelmsford Sandon Park & Ride provides a convenient option for travelling into the city. Combining rural charm with excellent accessibility, East Hanningfield remains one of the area's most popular villages for buyers seeking a relaxed lifestyle without compromising on convenience.

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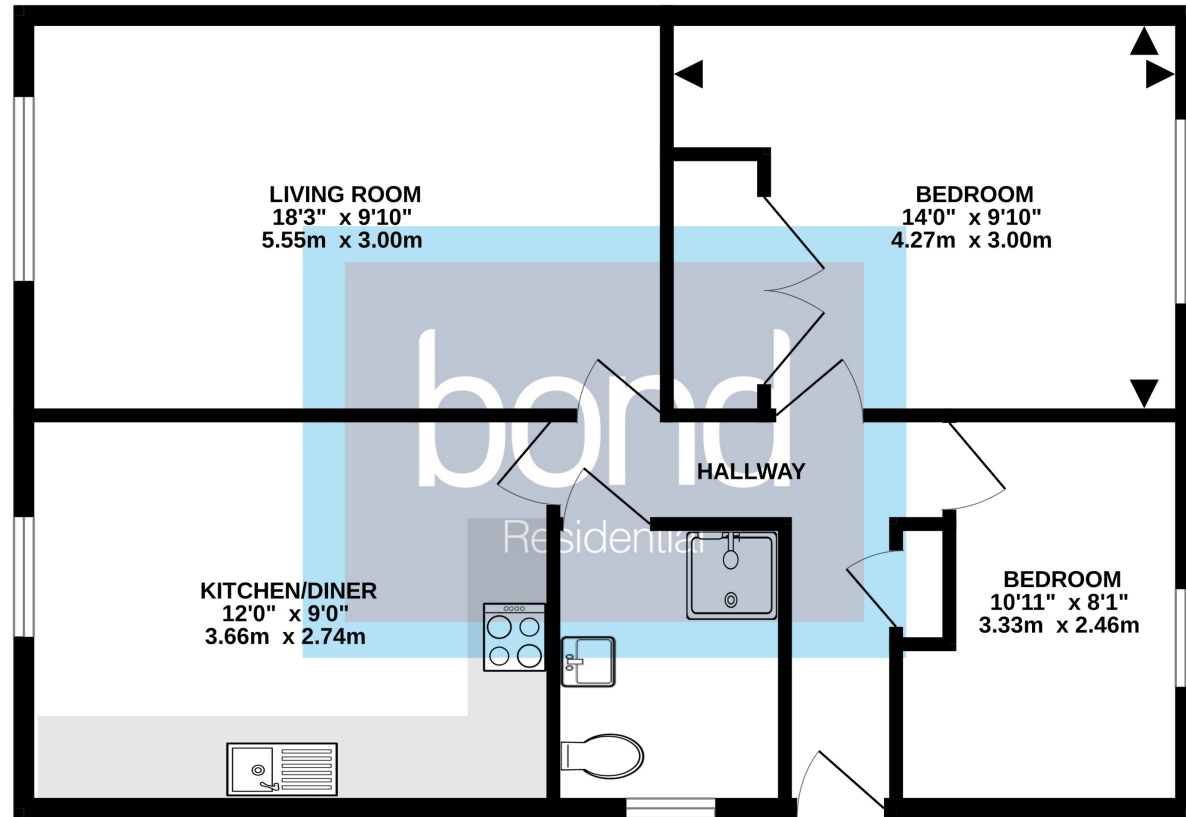
- Two bedroom first floor apartment
- Modern fitted kitchen/diner
- Communal garden area
- Gas central heating & double glazing
- Popular village location

- Spacious dual aspect living room
- Contemporary shower room
- Residents parking area
- No onward chain



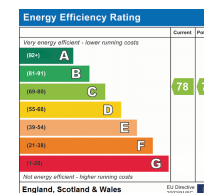


GROUND FLOOR



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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