

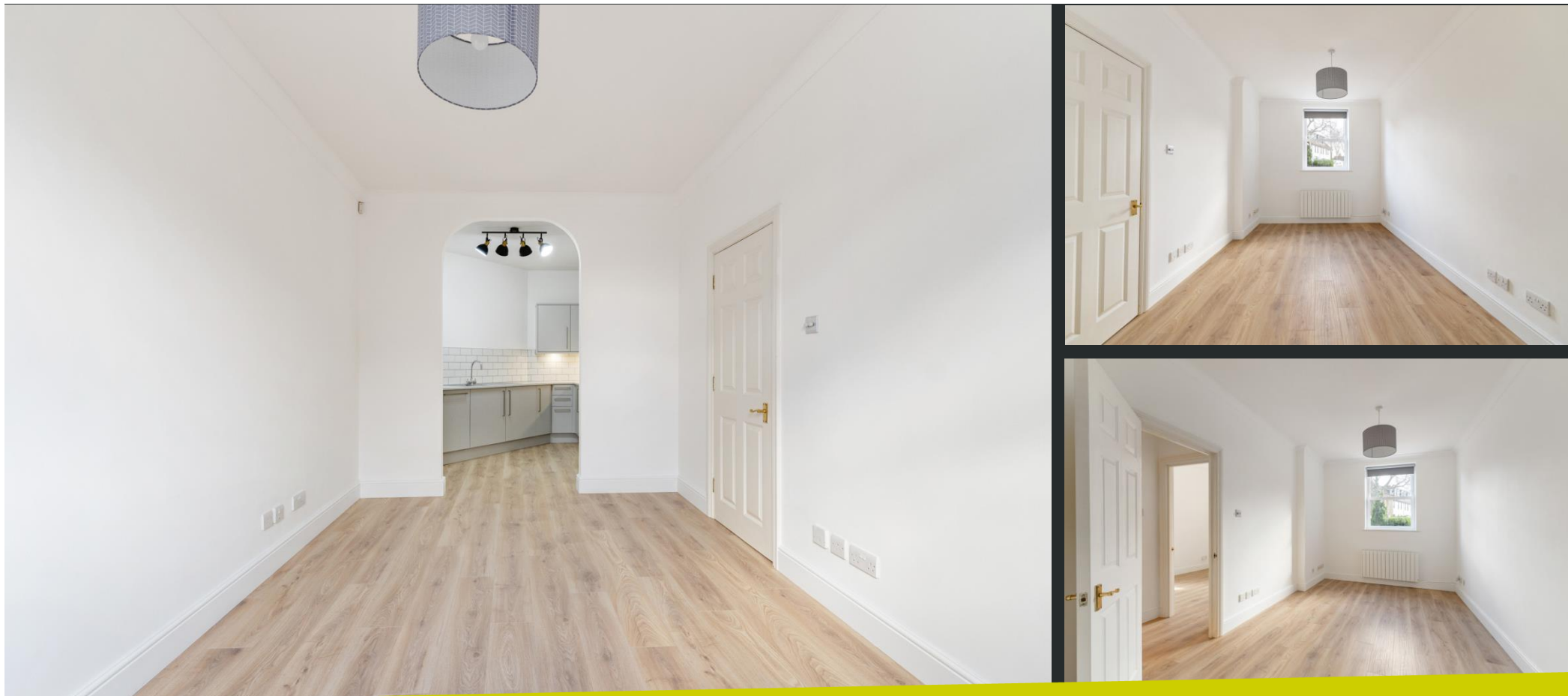
8 Hermitage House, Bentfield Road,  
Stansted, Essex, CM24 8JL

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Asking Price: £200,000  
Leasehold



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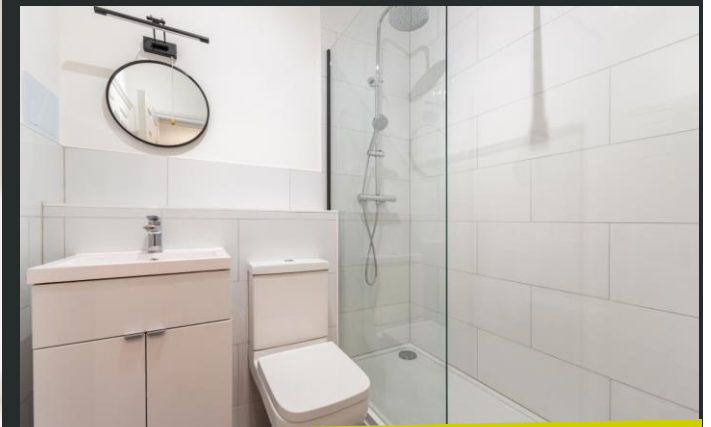


Situated within walking distance of Stansted Mountfitchet railway station, local shops & recreational amenities, is this completely refurbished and ready to move in, one double bedroom ground floor apartment. Accommodation comprises a security entry phone system, spacious entrance hall, lounge/dining room, modern integrated kitchen, one bedroom and a bathroom. The apartment also benefits from sash windows and high ceilings. Offered chain free.

Externally is a gated entrance leading to secure undercover parking. Viewing is highly recommended.

There are 96 years remaining on the lease, ground rent is £400 per annum and the service charge is £2,536 per annum.

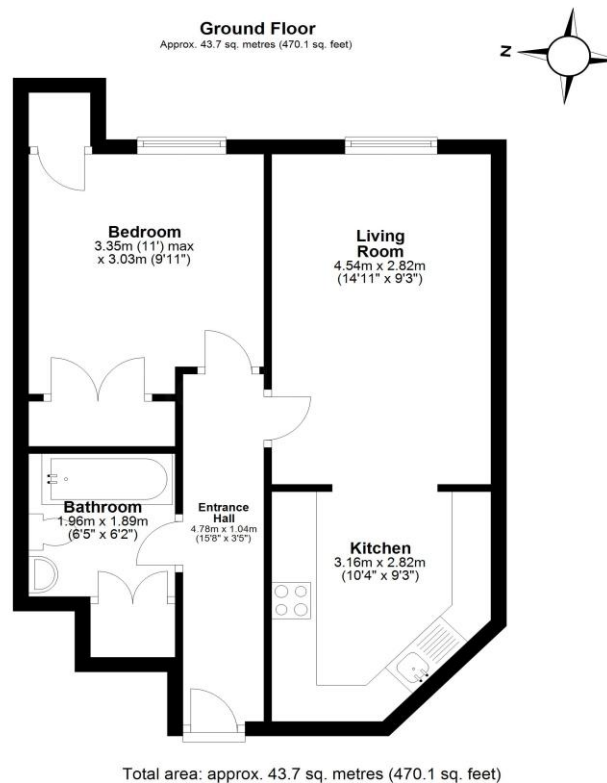
Council Tax Band B. EPC Rating C.



One Bedroom Apartment  
Completely Refurbished Throughout  
Secure Gated Parking  
Close to Station & Shops  
Potential Rental Income £800 PCM  
Offered Chain Free  
EPC Rating C  
Council Tax Band B

#### ADDITIONAL INFORMATION

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.



**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

8 Cambridge Road, Stansted, Essex, CM24 8BZ

T: 01279 814400 | W: [www.intercountry.co.uk](http://www.intercountry.co.uk)

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