



9 Old Court House, Chapel Hill, Stansted,  
Essex, CM24 8AE

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Asking Price: £250,000  
Share of Freehold



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Nestled in the picturesque village of Stansted Mountfitchet, this charming period ground floor apartment offers a unique opportunity for comfortable and convenient living. Boasting two well-appointed bedrooms, the apartment features a spacious living area, a modern kitchen and a stylish shower room. Residents can enjoy the convenience of off-street parking, ensuring hassle-free commuting.

The village itself offers a range of amenities, including shops, restaurants, and excellent transport links, making it an ideal location for those looking to enjoy both rural tranquility and urban convenience. With its characterful features and prime location, this property presents a fantastic opportunity for those seeking a cosy and inviting home in a sought-after village setting. Share of Freehold. Chain Free.

There are 962 years remaining on the lease and the annual service charge is £1680. There is no ground rent.

Council Tax Band E. EPC Rating E.



No Onward Chain  
Grade II Listed  
Two Bedroom Ground Floor Apartment  
Modern Interior  
Centre of Village  
Off Street Parking  
Share of Freehold  
Potential Rental Income £1100 PCM

#### 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.

## Old Court House

Approximate Gross Internal Area = 649 sq ft / 60.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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**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 Intercounty.

**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

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