

Paul Mason Associates



18 Haven Court, Hatfield Peverel, Essex, CM3 2SD

£775 Per month



- Available from the beginning of March
- Approx 0.2 miles from train station
- Short walk to village amenities
- One bedroom
- Fitted kitchen with appliances
- 14'6 x 9'2 lounge
- Shower room
- UPVC double glazing, fitted in November 2022
- First floor
- EPC - D

Available from the beginning of March, is this well presented one bedroom first floor apartment, conveniently situated approx. 0.2 miles from the train station. The property is ideally positioned within easy access of many village amenities including shops, bus service, doctors and much more and also within short driving distance of the A12 with easy access to Chelmsford City Centre. The accommodation includes one bedroom with built in double wardrobe, shower room, fitted kitchen and a spacious lounge. There is also UPVC double glazing throughout and allocated parking for the homeowner, along with additional visitor spaces.

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Floor Plan

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	71		
59			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

## Distances

Hatfield Peveler Train Station (0.2 miles)

A12 Northbound (0.4 miles)

A12 Southbound (0.6 miles)

Chelmsford City Centre (7 miles)

(All distances are approximate)

## ACCOMODATION

### Entrance Hall

Loft access. Entrance door.

### Lounge

4.43m x 2.80m (14'6" x 9'2" )

Replaced UPVC double glazed window to side. Wall mounted dimplex electric heater. TV point.

### Kitchen

3.28m x 2.31 (10'9" x 7'6")

Replaced UPVC double glazed window to side. Fitted units to base and eye level. Appliances available to purchase by separate negotiation. Laminate roll top surfaces incorporating stainless steal sink unit with mixer taps. Part tiled walls. Extractor fan.

### Bedroom One

3.28m x 2.11m (10'9" x 6'11")

Replaced UPVC double glazed window to side. Built in double wardrobe. Wall mounted Dimplex electric heater.

### Shower Room

Replaced obscure UPVC double glazed window to side. Suite comprising low level WC with concealed cistern and vanity wash hand basin with storage cupboard below. Shower cubicle. Airing cupboard housing hot water cylinder. Part tiled walls

## EXTERIOR

### Parking

Allocated parking for homeowner.

### Services

Mains water. Mains drainage. Electric heating.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555

### Important notices

We wish to inform all prospective

purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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