



## Althorne, £310,000 2 Bedroom Semi Detached Bungalow

**WOW....** What a Setting for this Over 55's Semi-detached Bungalow in the Quiet Village of Althorne backing Fields with Amazing Views to Side and Rear. Sit on the patio watch the Sun Set with Spectacular Views. Immaculately Presented Two Bed Bungalow with a long lease in a Private Gated Setting

**Council Tax: C EPC Rating: D**



## Kirk Mews, Essex, CM3 6GL

### Star Features:

**\* £150 CASHBACK \* PAID ON COMPLETION IF YOU BUY THROUGH ESSEX GUILD HOMES**

**EXCLUSIVE, GATED, PRIVATE MEWS OF JUST 14 BUNGALOWS**

**STUNNING VIEWS TO REAR AND SIDE BACKING FIELDS  
EVEN VIEWS TOWARDS THE RIVER !**

**ABSOLUTELY NOTHING TO DO FOR THIS SHOW HOME STANDARD  
BUNGALOW**

**TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW**

**16 FT LOUNGE OPENS TO 11 FT CONSERVATORY WITH MAGNIFICENT VIEWS**

**10 FT 3 MODERN FITTED KITCHEN / BREAKFAST ROOM WITH CORNER  
WINDOW OVERLOOKING THE MEWS**

**VERY SPACIOUS PROPERTY EXCLUSIVELY FOR THE OVER 55'S**

**PRIVATE CAR PARK FOR "KIRK MEWS"**

**SIMPLY MUST BE VIEWED**

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**Energy Performance Rating: D**

**Council Tax Band: C**

**Inspected By:** Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

### Rooms:

**Bright and Welcoming Entrance Hall**

**Lounge / Dining Room Opens to Conservatory  
16' 2" x 13' 8" (4.92m x 4.16m)**

**Conservatory with Magnificent Views  
11' 0" x 9' 8" (3.35m x 2.94m)**

**Modern Fitted Kitchen / Breakfast Room  
with Corner Window and Seating Area  
10' 3" x 8' 8" (3.12m x 2.64m)**

**Master Bedroom with Luxurious Views  
over Open Fields and Vineyards  
10' 8" x 10' 3" (3.25m x 3.12m)**

**Bedroom Two with Views to Front over the Mews  
10' 9" x 8' 8" (3.27m x 2.64m)**

**Super Size Bathroom with Separate Shower Area  
and Fitted Bathroom Furniture**

### Rear Garden

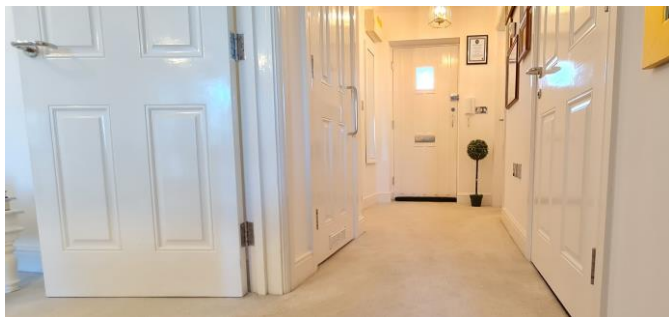
Well maintained rear garden mostly laid to lawn with established shrubs, bushes and trees and patio. Open fencing to take in the wonderful views of surrounding fields, vineyard and onward towards the Blackwater Estuary.

### Loft Area

Fully boarded and insulated loft.



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**Lease Information:**

Managed by Blocnet Management Company.

**Length of Lease:** 133 years.  
150 years from New in 2006.

**Service Charge:** £157 pcm  
Covers Property Maintenance, Buildings Insurance, Communal Grounds, Road and Gates.

**Ground Rent:** Nothing to pay.

**Notes:**

**Residents Lounge / Kitchen:**  
This is available to book i.e for a Special Occasion as well as weekly meetings.

**Althorne Train Station:**  
Approximately 1 mile away roughly 15 minutes walk with direct Trains to London Liverpool Street.

**Communal Car Park:**  
Allocated parking for one vehicle.

**Private Security Gates:**  
Double opening gates for car access and side gate for walking access, both via security code. Security intercom to individual Bungalows.

**Window Cleaning:**  
Carried out monthly as part of the service charge.

**Property Maintenance:**  
The bungalows are due to be re-painted early 2023 as part of the Service Charge.