



**SCOTT  
MADDISON**



## 21 Hedingham Place

Sible Hedingham Halstead CO9 3SW

Asking Price £99,000

Leasehold



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Secure entrance communal doors to ground, first and second floor landings. Second floor landing to:

## HALL

Electric heater. Access to the loft space.

## SHOWER ROOM

Suite comprising walk-in double shower cubicle with glass sliding door and electric shower over, low level WC and wash hand basin. Fully tiled walls. Electric wall heater. Extractor fan.

## LOUNGE/DINER

15' x 9'0" (4.57m x 2.74m)

UPVC double glazed window to front. Electric heater.

## KITCHEN

7'9" x 6'11" (2.36m x 2.11m)

Comprising stainless steel single drainer sink unit with mixer tap, double cupboards under. Base and wall cupboards. Induction four ring electric hob with extractor over, oven and grill.

## BEDROOM ONE

11'9" x 8'7" (3.58m x 2.62m)

Electric heater. UPVC double glazed window to front. Built in cupboard.

## BEDROOM TWO

14'2" x 9'10" > 16'4" (4.34m x 3.02m > 5')

A dog leg shaped room. Two double glazed windows to front. Electric heater. Shallow cupboard.

## OUTSIDE

Residents parking to the rear and pretty raised flower beds.

## AGENT'S NOTE/LEASE DETAILS

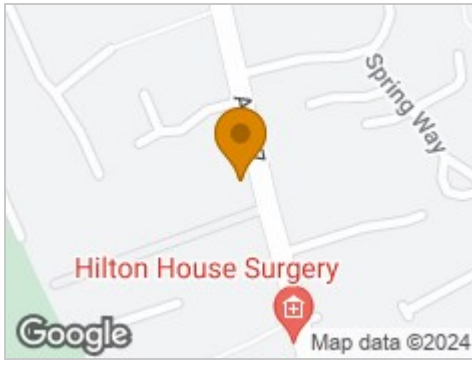
Service charge £3,104.90 per year. Ground rent £200 per year. Council tax band is B. Length of lease 96 years unexpired.

Residents facilities include:

- \* Laundry room
- \* Residents lounge
- \* Residents parking
- \* Guest bedroom
- \* Over 55 age restriction permitted
- \* 24 hour warden call



## Road Map



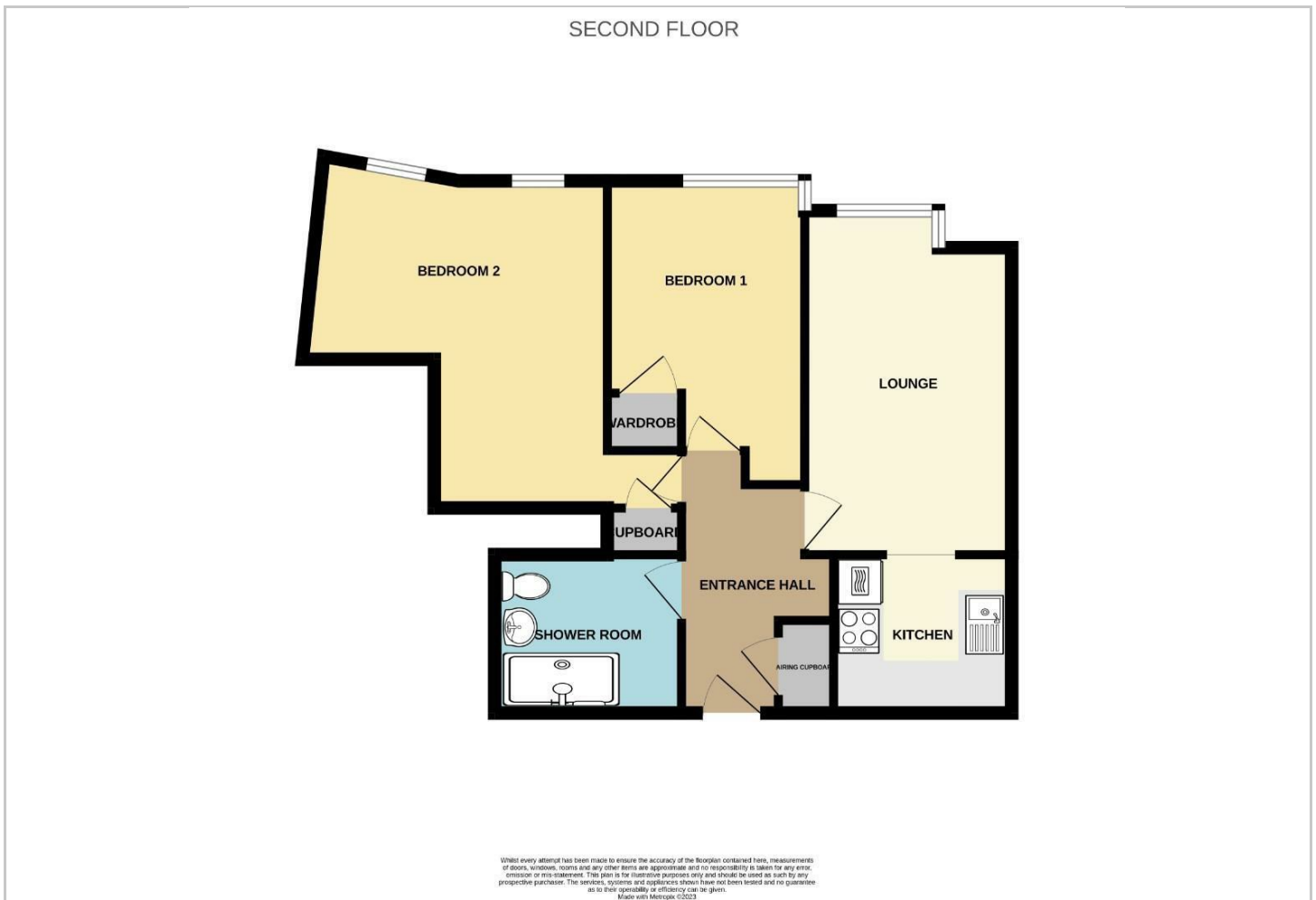
## Hybrid Map



## Terrain Map



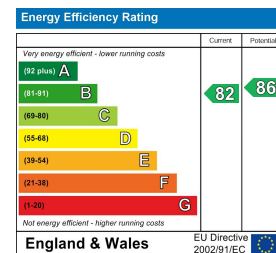
## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.