



**SCOTT  
MADDISON**



## 21 Hedingham Place

Sible Hedingham CO9 3SW

Asking Price £100,000

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

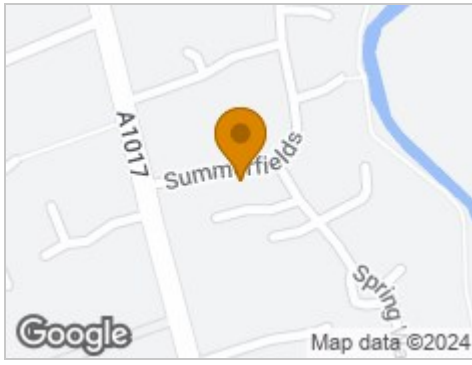
Service charge £3,104.90 per year. Ground rent £200 per year. Council Tax band: B. Length of lease 96 years unexpired.

Residents facilities include:

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



## Road Map



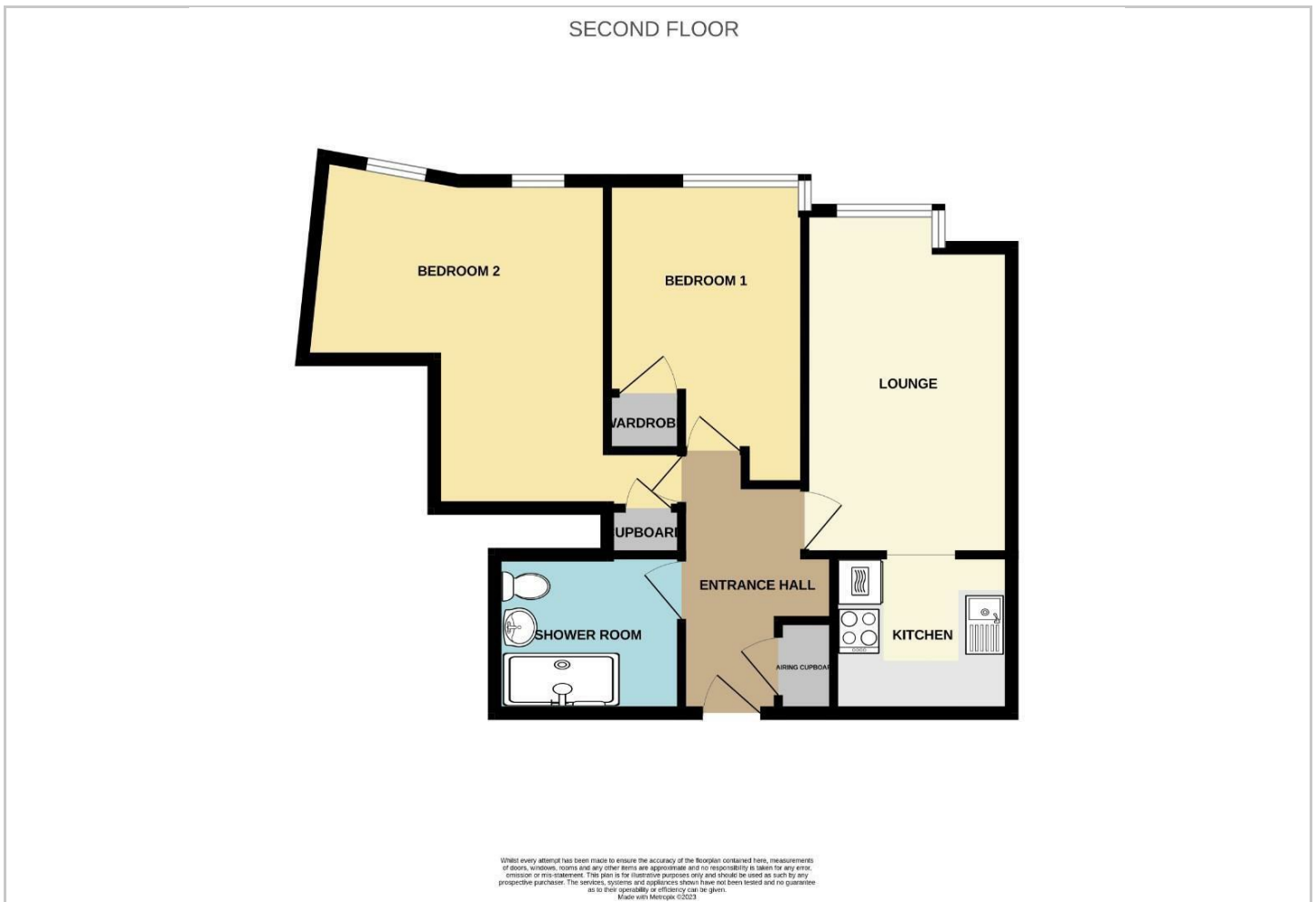
## Hybrid Map



## Terrain Map



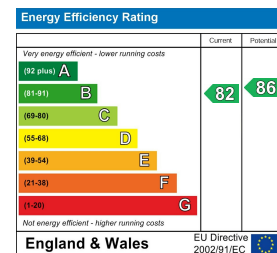
## Floor Plan



## 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



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