



**SCOTT
MADDISON**



Flat 6, Temperance Hall Trinity Street

Halstead CO9 1JD

Asking Price £115,000

Leasehold



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Options of secure both front and rear entrance doors. Stairs rise to the first floor. Entrance door to the inner spacious hall. Further door to

LIVING ROOM

18'2 x 9'4 (5.54m x 2.84m)

Sash window to front aspect overlooking the park, two electric wall heaters. Storage cupboard.

BEDROOM

11'10 x 8'10 (3.61m x 2.69m)

Electric heater. Sash window to front aspect overlooking the park. Cupboard housing the water cylinder.

EN-SUITE BATHROOM

5'10 x 5'8 (1.78m x 1.73m)

White suite comprising panel bath with electric shower over, low level WC, wash hand basin. Mostly tiled.

KITCHEN BREAKFAST ROOM

13'7 x 11'4 (4.14m x 3.45m)

Comprising stainless steel one and a half bowl single drainer sink unit with work tops. Two double wall cupboards. Window providing natural daylight to rear. Four ring electric hob, oven and grill under. Washing machine and fridge freezer to remain. Breakfast bar.

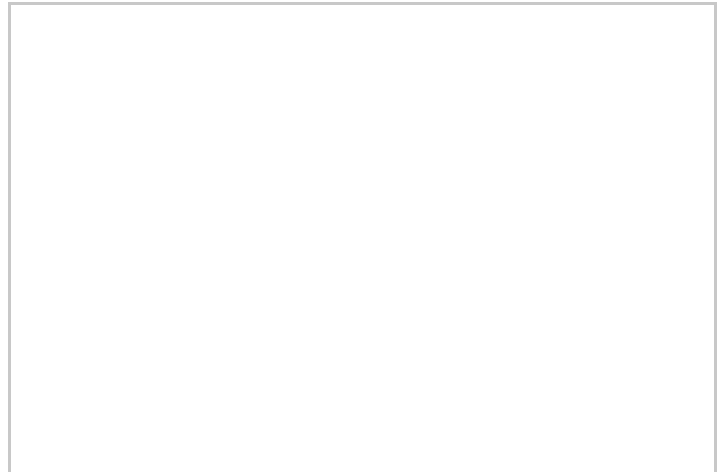
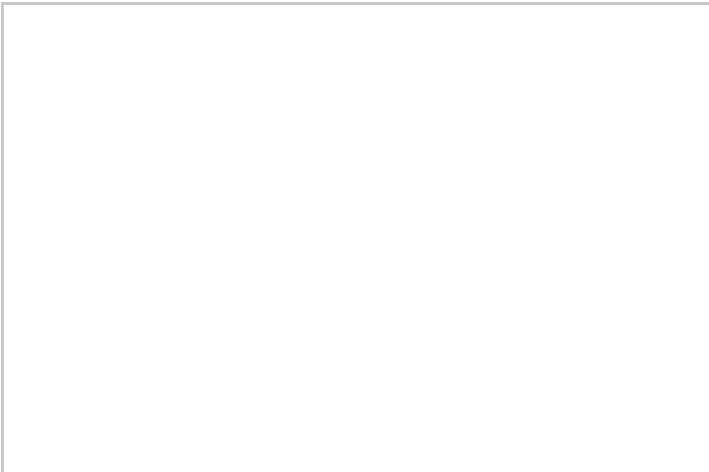
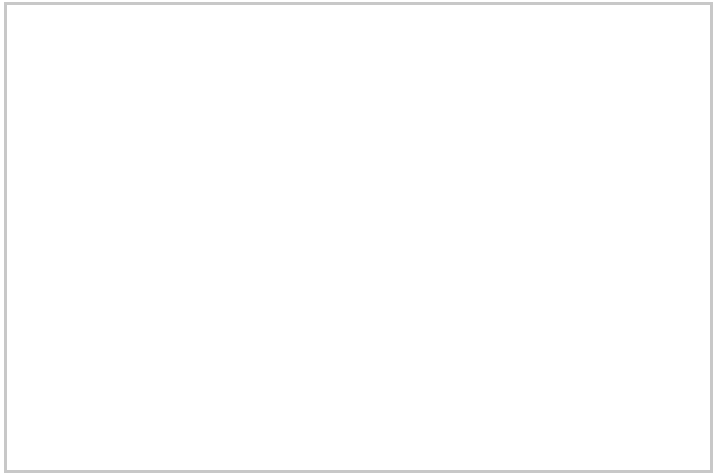
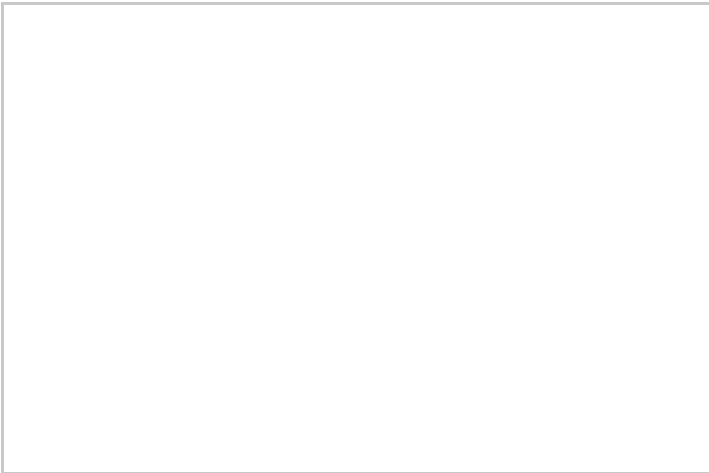
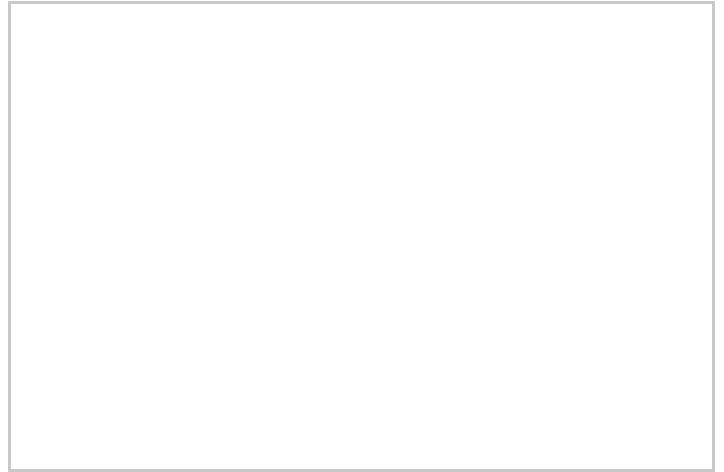
OUTSIDE

The building fronts onto Trinity Street, the High Street within a short walking distance. Side access leads to the rear, raised communal residents garden/drying area. Bin store.

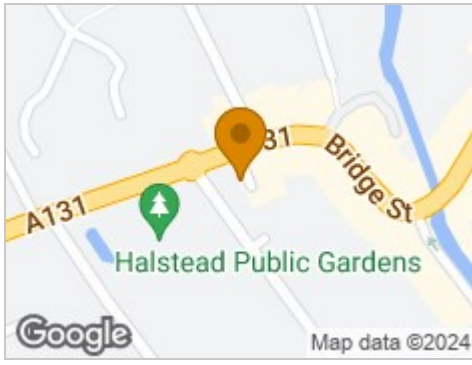
SERVICES

We understand mains drainage, water and electricity are connected to the property.

We understand there are approximately 66 years remaining on the lease. The ground rent is £50 per annum. Service charge £97 per month. Council Tax band A.



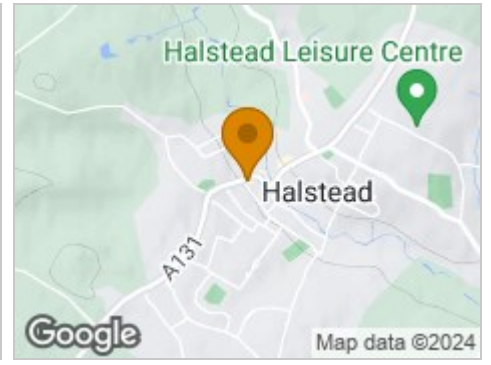
Road Map



Hybrid Map



Terrain Map



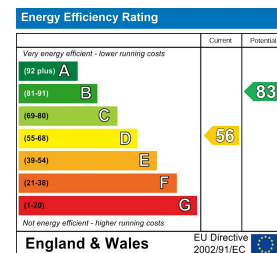
Floor Plan



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.