



**SCOTT  
MADDISON**



## 38 Evans Court

Halstead CO9 2GE

Asking Price £180,000

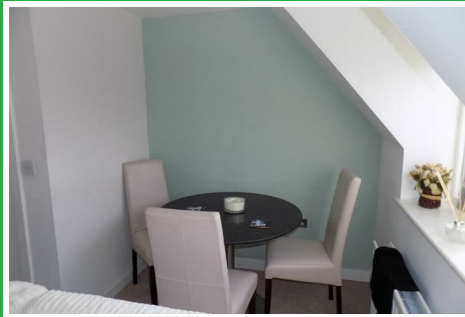
Leasehold



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SCOTT MADDISON are delighted to bring to the market for sale this second floor two bedroom apartment featuring an open plan living dining kitchen with integrated appliances in the kitchen and access to a balcony in sitting area, an air source heat pump central heating and hot water system, and having the added advantage of a single integrated garage. Viewing is highly recommended.

Communal entrance door on the ground floor serves to apartments only and opens into a carpeted communal hallway, with movement sensor lighting and double glazed windows on each floor. The apartment is situated off the upper landing.

## ENTRANCE LOBBY

4'0" x 4'1" (1.22m x 1.24m)

Solid white entrance door opens to, lobby, smooth ceiling with light pendant, electric fuse board to one side behind the door, communal door intercom receiver, coat hooks and space for shoe storage. Ribbed carpet. Door opens to:

## OPEN PLAN SITTING DINING AND KITCHEN

16'2" x 13'11" widening to 17'9" (4.93m x 4.24m widening to 5.41m)

This bright room has a double aspect the sitting and dining areas are situated to one side and defined from the kitchen area by a cream fitted carpet. Smooth ceiling with two chrome three arm light fittings, dormer double glazed window in the dining area to the front elevation and a pair of full height double glazed doors which open on to the balcony from the sitting area. TWO DOUBLE RADIATORS, chrome sockets and television aerial socket.

## In the kitchen area

The ceiling features three recessed low energy lighting and two double glazed Velux windows to the rear elevation. A one and half bowl stainless steel sink unit with monobloc tap

inset a dark grey laminate work surface with contrasting cabinets beneath finished with brushed chrome t-bar handles, integrated appliances include a Hotpoint washing machine, fridge and freezer with storage cabinets between. Turning work surface incorporates an Indesit four ring electric hob with brushed chrome fronted Electrolux single cavity electric oven beneath. Stainless steel cooker hood over the hob with wall cabinet beside. White matt tiles splash back, power points and polished cream large square floor tiles. Door opens to the cupboard housing the Nibe air source heat pump which provides the heating and hot water to the property. Further door open to:

## INNER HALL

7'11" x 3'3" (2.41m x 0.99m)

Smooth ceiling with light pendant, mains powered smoke alarm, fitted carpet, doors to:

## BEDROOM ONE

10'11" x 8'3" widening to 10'5" (3.33m x 2.51m widening to 3.18m)

The bedroom benefits from fitted wardrobe and en-suite shower room. Smooth ceiling with double glazed dormer window to the front elevation with DOUBLE RADIATOR beneath, bi-fold doors to built-in wardrobe, power points, telephone socket and television aerial socket and fitted carpet. Recess MEASUREMENT 6'0" x 2'11" (1.82m x 0.88m) to one side leads to solid fire door opening to the rear elevation onto a spiral staircase for an alternative exit in an emergency. Further door to:

## EN-SUITE SHOWER ROOM

6'8" x 4'10" (2.03m x 1.47m)

The white suite comprises tiled shower enclosure with fixed glass screen, pivot glass door and thermostatic controlled shower, pedestal wash hand basin with chrome monobloc tap and a dual flush close coupled WC. Smooth ceiling with

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double glazed Velux window to rear, white matt wall tiling, DOUBLE RADIATOR, and black quartz polished floor tiles.

## **BEDROOM TWO**

8'0" x 7'4" (2.44m x 2.24m)

Smooth ceiling with double glazed dormer window to the front elevation, SINGLE RADIATOR beneath, power points and fitted carpet.

## **BATHROOM**

8'6" x 4'11" (2.59m x 1.50m)

The white suite comprises panelled bath with chrome mixer taps incorporating a shower attachment, pedestal wash hand basin with chrome monobloc tap and a dual flush close coupled WC. Smooth ceiling with Velux double glazed window to the rear elevation, white matt wall tiling, three door cabinet over the basin, DOUBLE RADIATOR, indoor retractable washing line, and black quartz polished floor tiles.

## **INTEGRATED SINGLE GARAGE**

Up and over door to front, concrete floor.

## **AGENTS NOTE**

COUNCIL TAX BAND: B, £1,561.84 as detailed by Braintree District Council for the year 2023/2024.

VIEWING : By strict appointment with Sole Agents SCOTT MADDISON.

## **LEASE DETAILS**

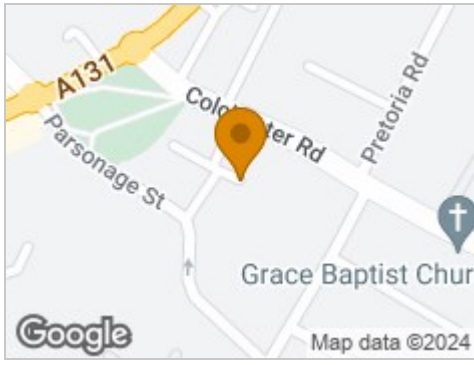
TERM OF THE CURRENT LEASE: We understand from the Vendor a 125 year lease was granted in 2009 and 110 years are remaining.

GROUND RENT: £313.64 per annum; payable by quarterly instalments of £78.41 (next review date to be confirmed)

SERVICE CHARGE: £980.00 per annum (includes proportion of the Building Insurance) (service charge is reviewed annually)

The lease term, ground rent and service charges costs should be verified by a buyers Solicitor

## Road Map



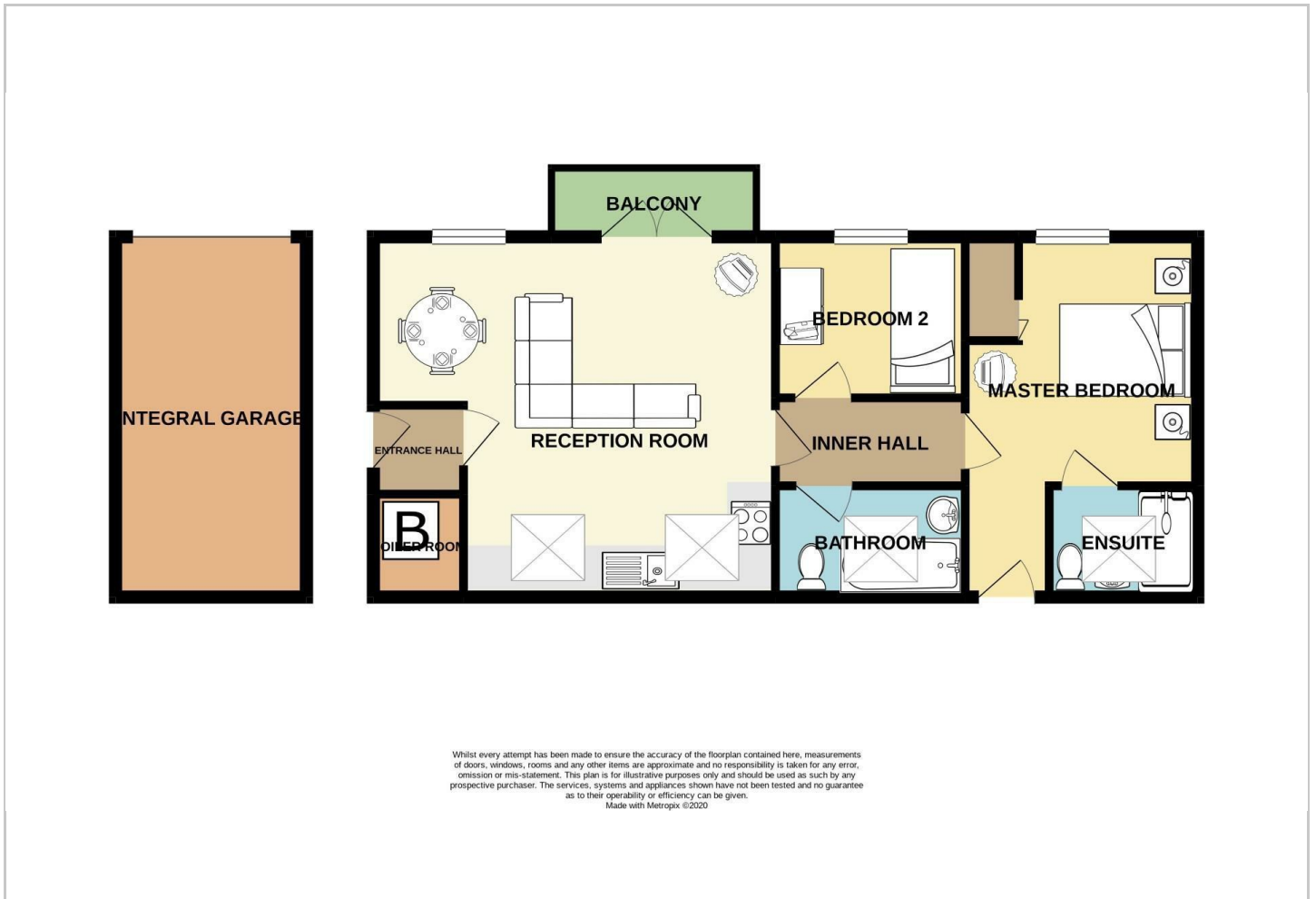
## Hybrid Map



## Terrain Map



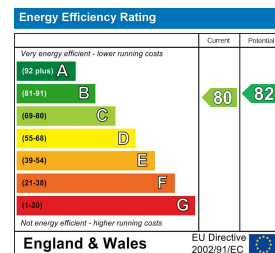
## Floor Plan



## 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.