



**SCOTT
MADDISON**



2 Riverside Court Rosemary Lane

Halstead CO9 1FD

£120,000
Leasehold



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Situated on the ground floor of this retirement development, SCOTT MADDISON are pleased to bring to the market for sale this well presented and improved one bedroom flat. The property benefits from a re-fitted shower room with white suite, recent internal decoration and new fitted carpets. Designed for independent living for 55's and over. The popular development also benefits from residents lounge, guest suite, laundry room and residents parking. No onward chain.

Situated on the ground floor of this retirement development. Access to the property is via the carpeted and heated communal hallway. Entrance door opens to entrance hall.

ENTRANCE HALL

7'5" x 3'3" (2.26m x 0.99m)

Textured ceiling and coved cornice, mains powered smoke alarm, fitted carpet and power point. Door to walk-in airing cupboard measuring 4'10" x 3'6" (1.47m x 1.06m). Further doors to sitting room, bedroom and bathroom.

SITTING ROOM

17'8" x 11'5" max (5.38m x 3.48m max)

Textured ceiling and coved cornice, two light pendants, fitted piled carpet, power points, television aerial socket. Electric storage heater and freestanding electric fire. Double UPVC doors at the far end open to the communal garden. Further glazed wooden double doors open to the kitchen. Ceiling mounted red pull cord alarm.

KITCHEN

8'10" x 5'8" (2.69m x 1.73m)

The fitted kitchen features stainless steel sink unit with chrome lever tap inset a roll edge work surface with cupboard beneath. Adjacent Bosch freezer. Turning work surface to one side features an inset Electrolux four ring hob, drawer and cupboards beneath, adjacent Beko fridge. Opposite work surface with further drawer and cupboard below, adjacent oven housing unit with an Electrolux single cavity electric oven, pan storage above and below. Wall cabinets to two sides finished with cornice and pelmet incorporate an Electrolux extractor fan over the hob. Textured ceiling and coved cornice, uPVC double glazed window, tiled splashback, power points and vinyl flooring. Ceiling mounted red pull cord alarm.

BEDROOM

17'6" x 8'10" (5.33m x 2.69m)

Textured ceiling and coved cornice, uPVC double glazed window, fitted piled carpet, electric storage heater, power points and television aerial socket. Pair of bi-fold mirrored doors open to a wardrobe to one side of the room. Ceiling mounted red pull cord alarm.

SHOWER ROOM

6'9" x 5'6" (2.06m x 1.68m)

The re-fitted white suite, finished to a high standard, features a corner entry shower tray with fixed glass screen and pair of sliding glass doors. Thermostatic shower valve with tile surrounds. Vanity wash hand basin with chrome monobloc tap, further matching storage cabinet beside. Wall mounted mirror above with overhead light. Dual flush close coupled WC. Textured ceiling and coved cornice, extractor fan, fully



tilled walls, wood strip effect vinyl flooring and an electric towel rail radiator. Black rubber call alarm.

OUTSIDE

The flat benefits from direct access to communal garden through double doors in the sitting room.

AGENTS NOTE

TERM OF THE CURRENT LEASE: We understand from the Vendor a 120 year lease was granted in 2000 and 97 years are remaining.

GROUND RENT: £720.00 per annum (next review date to be confirmed)

SERVICE CHARGE: £2,700.00 per annum payable by equal half yearly instalments (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

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.

Road Map



Hybrid Map



Terrain Map



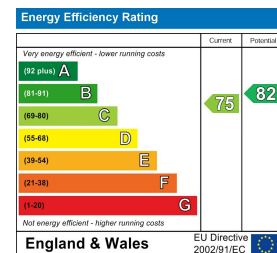
Floor Plan



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.