



**SCOTT  
MADDISON**



## Flat 3, 39 High Street

Halstead CO9 2AA

£215,000

Leasehold



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SCOTT MADDISON are delighted to bring to the market for sale this first floor character three bedroom apartment with spacious accommodation over two floors benefiting from a contemporary fitted kitchen, an electric boiler providing heating to radiators, exposed timber beams and communal outside garden.

The entrance into the property is located at the far end of a private shared driveway and a black composite entrance door with keycode entry provides access into:

## COMMUNAL ENTRANCE HALL

The communal hallway provides access to three dwellings in total. Fitted carpet, LED lighting and windows provide natural light at various points. To access the property we are offering for sale, prospective buyers are asked to proceed to the first floor, following the communal hallway right to the far end opening the half glazed door into the communal garden space, following the pathway across the garden to the entrance door into this property.

Wooden entrance door with decorative privacy glass pane opens into the:

## ENTRANCE HALL

17'8 x 3'4 (5.38m x 1.02m)

High ceiling with exposed timber beams to ceiling and walls. Engineered oak wood strip floor. Double radiator. Stairs rising to the second floor with fitted carpet. Solid white internal timber doors with grooved vertical pattern and brushed chrome handles open to the Sitting Room, Shower Room and the Utility Room on this floor.

## SITTING ROOM

15'10 x 12'1 (4.83m x 3.68m)

High sloping ceiling with exposed timber beams. Sliding sash window to the front elevation with double radiator beneath. Three wall light points. An undulating exposed timber floor. Step up to Bedroom One. Double doors with privacy glass panes open into:

## KITCHEN

12'7 x 8'10 (3.84m x 2.69m)

Smooth ceiling and six recessed LED light fittings. Sash window to front elevation. Decorative leaded glass pane fitted at a high level providing natural light to the Hallway. The bespoke fitted Kitchen features granite work surface with curved end. Four ring electric Induction hob inset with an electric single cavity oven beneath. An integrated fridge beside and a curved corner end cabinet. Further storage cupboards provide internal metal pull out wire racking for ease of access. Turning work surface incorporates a deep rectangular sink bowl with monobloc tap. The draining board grooves are carved into the work surface beside, cupboard beneath and pull out two tier metal storage racking. Recess for fridge freezer to one corner. Wall cabinets over are fitted on two sides of the room and incorporate a microwave oven built into one wall cabinet with integrated cooker hood over the hob. All cabinets are finished in a high gloss contemporary colour and they are all handle less doors. Polished tiled floor and power points.

## BEDROOM ONE

14'2 x 11' (4.32m x 3.35m)

Smooth ceiling with triple spot light fitting. Sash window to rear elevation overlooking the communal garden with double radiator beneath. Power points. Fitted carpet. Exposed timber beams.

## SHOWER ROOM

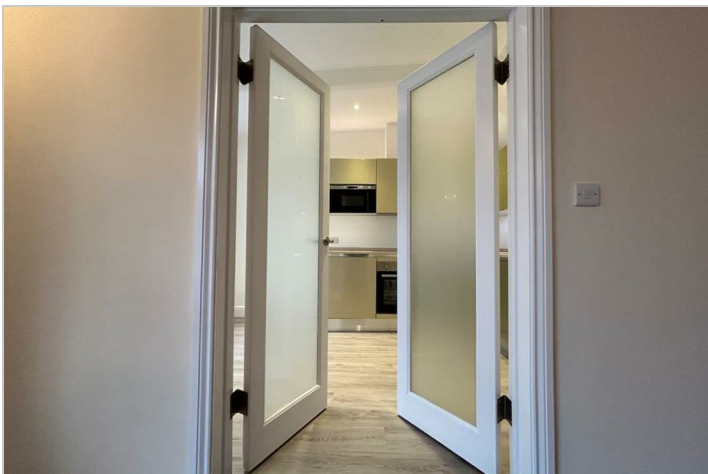
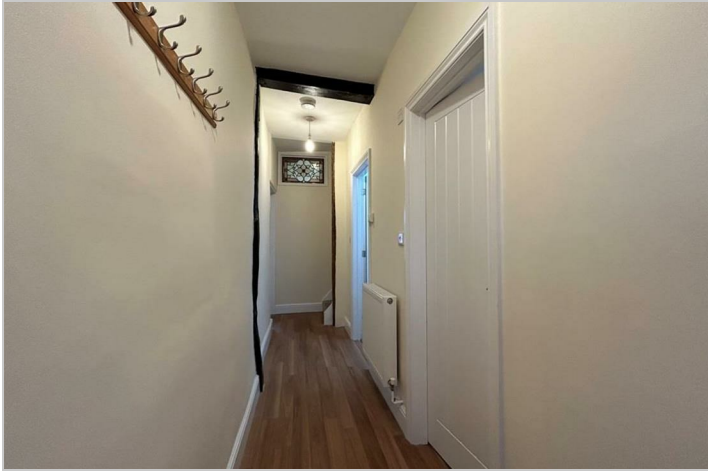
9'3 x 5'3 (2.82m x 1.60m)

The white suite comprises close coupled dual flush WC, wash hand basin with chrome monobloc tap and a larger than average shower cubicle with curved glass entry doors, fixed glass panes either side, white tiled surround and an Aqualisa shower. Smooth high ceiling with room-sealed LED light fitting. Sash window to rear elevation with privacy glass. Extractor fan. White towel rail radiator. Vinyl wood plank effect flooring.

## UTILITY ROOM

5'2 x 4'2 (1.57m x 1.27m)

Smooth high ceiling. Wall hung electric boiler. Space and



plumbing for washing machine with roll edged work surface over and hot water cylinder beside. Vinyl floor covering. Power point.

### SECOND FLOOR LANDING

11'7 x 10'11 (3.53m x 3.33m)

A spacious landing with smooth high ceiling and three recessed LED light fittings. Mains powered smoke alarm. Fitted carpet. Decorative staircase spindles. Exposed timber beams. White doors open to Bedrooms Two, Three and Bathroom.

### BEDROOM TWO

18'2 narrowing to 12'3 x 9'3 (5.54m narrowing to 3.73m x 2.82m)

High ceiling with three recessed LED light fittings. Sash dormer window to front elevation with double radiator beneath. Exposed timber beams. Power points. Fitted carpet. Deep recess to one side.

### BEDROOM THREE

13' x 9'1 (3.96m x 2.77m)

Smooth ceiling with three recessed LED light fittings. Decreasing head height to both sides of the room. Sash window to rear elevation with double radiator beneath. Fitted carpet. Power points. Door opens to a shelved cupboard.

### BATHROOM

12'4 x 5'8 widening to 7'0 (3.76m x 1.73m widening to 2.13m)

The white suite features a double ended Jacuzzi bath with chrome mixer taps, white tiled surrounds. A floating wash hand basin with chrome monobloc tap attached to a decorative aqua tile splashback in a vertical section. Close coupled dual flush WC. High smooth ceiling, four spot room-sealed LED light fitting. Dormer sash window to front elevation. Double radiator. Grey tile patterned vinyl flooring. Decreasing head height to one side. Exposed timber beams. Extractor fan.

### OUTSIDE

The communal space is laid to artificial grass with a pathway leading to the entrance door for this property. External lighting activated by sensor. The communal space is available for use by all occupants of the three apartments in the building.

### SERVICES

TERM OF THE CURRENT LEASE: Initial 999 year Lease; 980 years remaining

GROUND RENT: £116.67 per annum

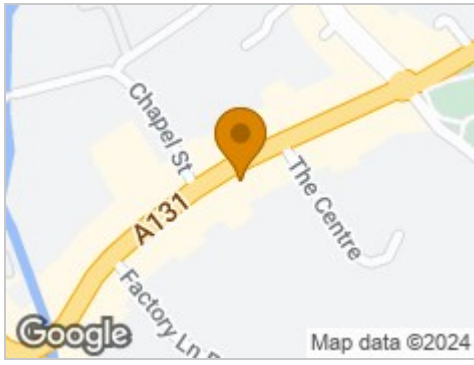
MAINTENANCE CHARGE: Buildings Insurance contribution £323.33 for the current year. Communal electricity charges vary per quarter for lighting and power.

COUNCIL TAX BAND: A; £1,338.72 as detailed by Braintree District Council for the year 2023/2024.





## Road Map



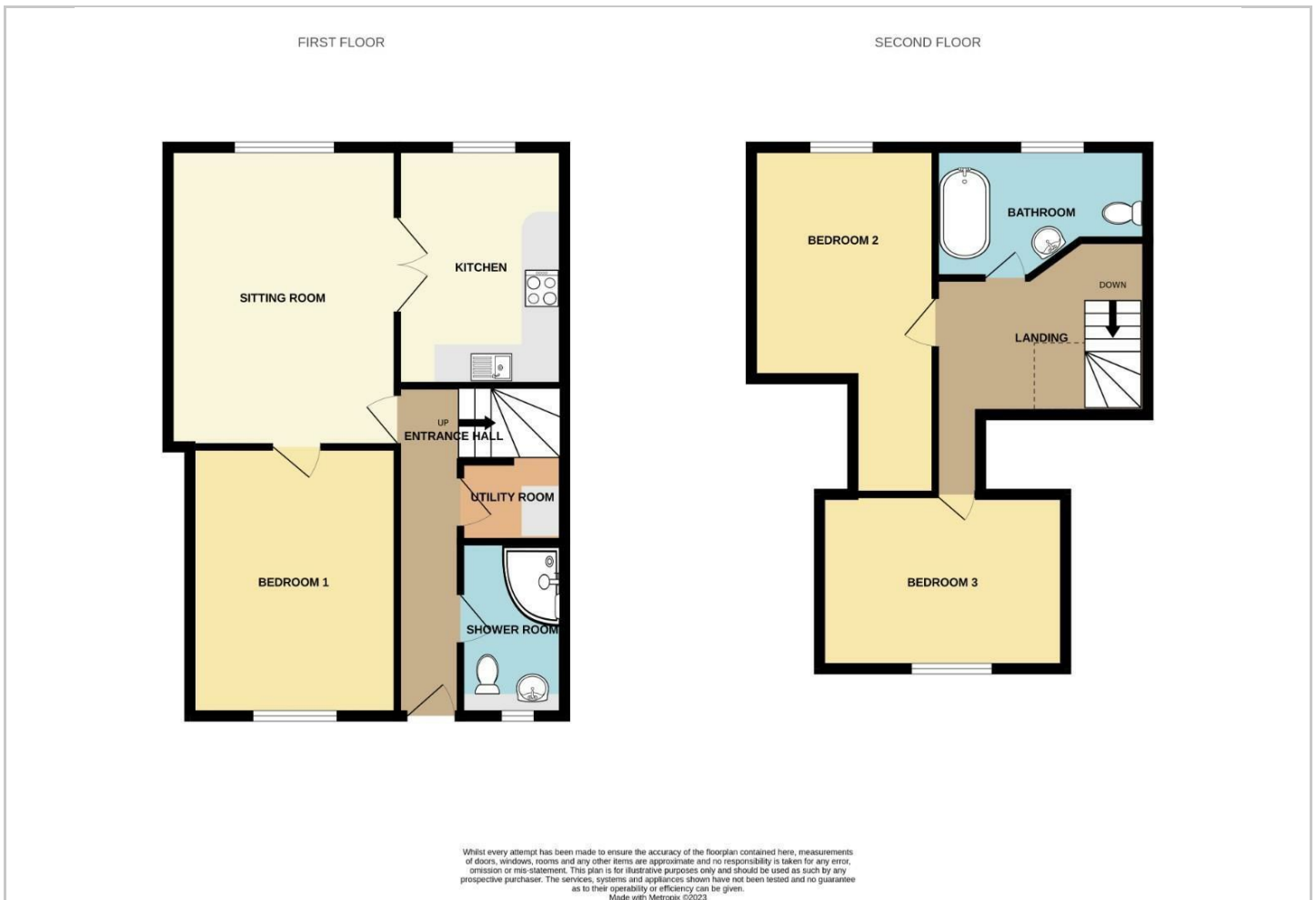
## Hybrid Map



## Terrain Map



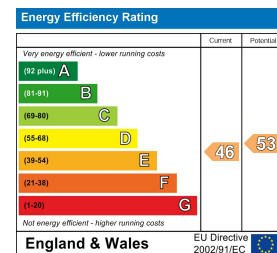
## Floor Plan



## 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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