



**SCOTT
MADDISON**



Flat 35 Riverside Court Rosemary Lane

Halstead CO9 1FD

Asking Price £100,000

Leasehold



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COMMUNAL HALL

Two ground floor communal options of secure entrance doors to ground floor, option of stairs or lift to first and second floors. Entrance door to hall.

ENTRANCE HALL

8'10" x 4' (2.69m x 1.22m)

Double width airing cupboard, immersion tank, and electric meters.

BATHROOM

6'11" x 5'6" (2.11m x 1.68m)

Suite comprising panelled bath with shower screen and shower attachment, low level WC, wash hand basin, extractor fan, electric heater.

BEDROOM

15'6" x 6'11" (4.72m x 2.11m)

Double glazed window to front, electric wall heater, built in double wardrobe with bi folding mirror fronted doors.

LOUNGE/DINER

20'1" x 10'4" (6.12m x 3.15m)

Double glazed window to front and side aspects, electric heater, electric fire with decorative surround.

KITCHEN

7'4" x 7' (2.24m x 2.13m)

Comprising stainless steel single drainage sink unit, worktop surface to both sides, range of base units and wall cupboards, built in four ring electric hob, oven and grill, double glazed window to front.

OUTSIDE

Pretty communal gardens, residents parking, communal lounge and communal laundry room.

SERVICES

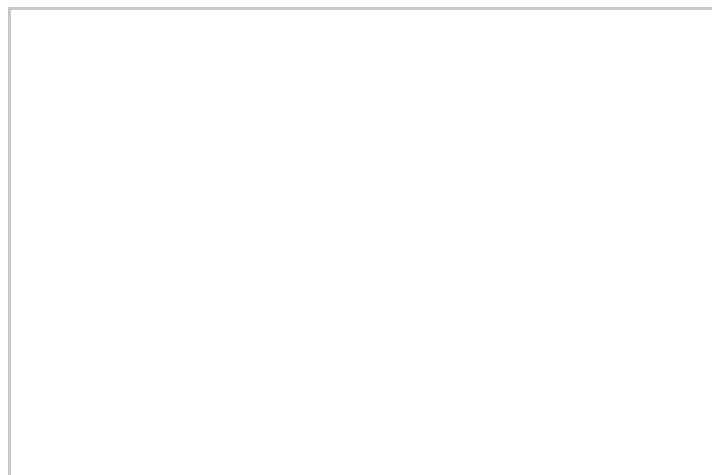
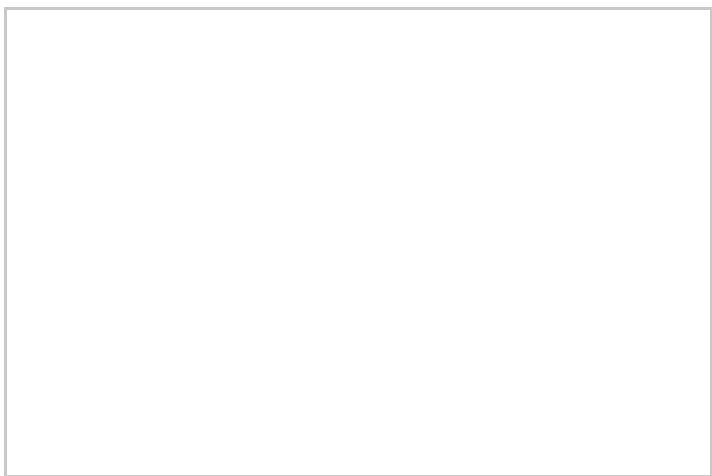
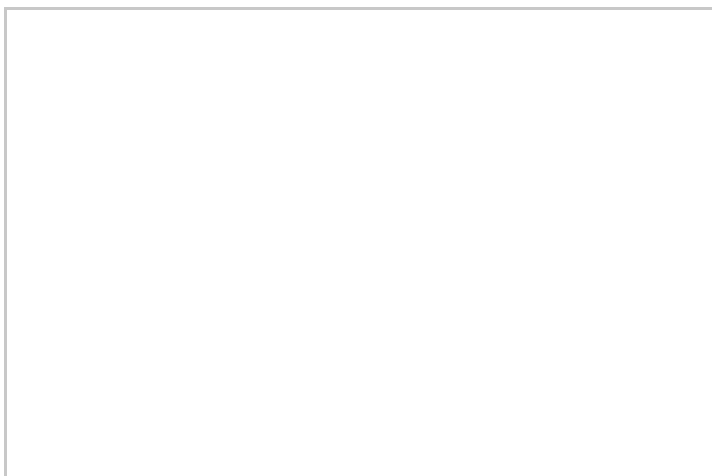
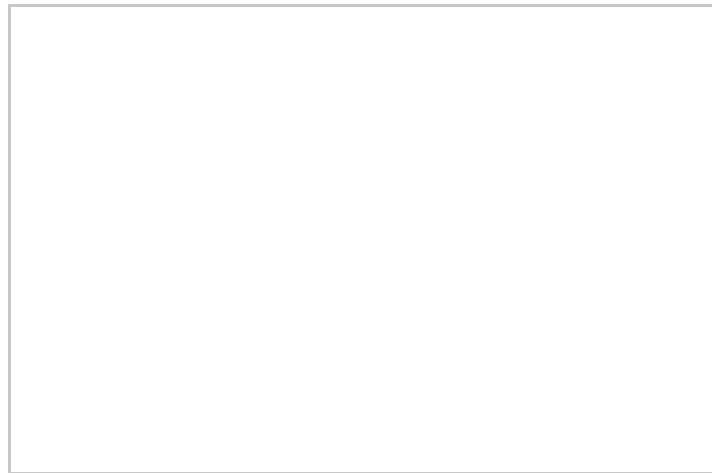
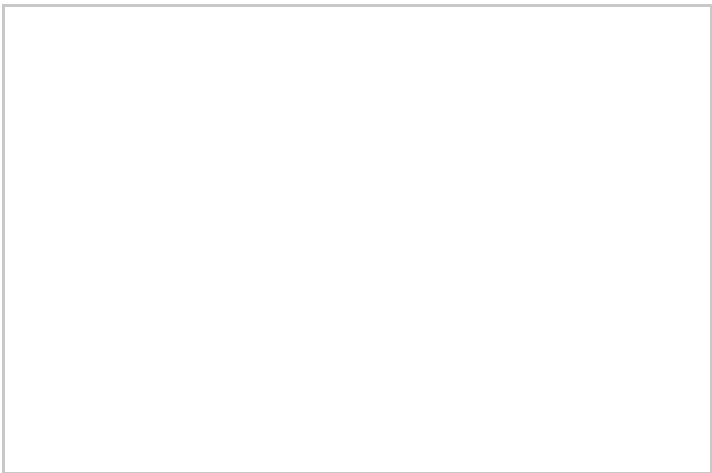
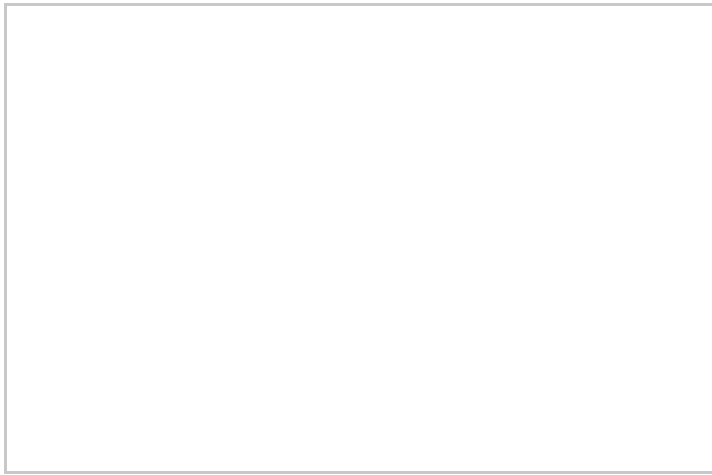
We understand that mains water and electricity are connected to the property.

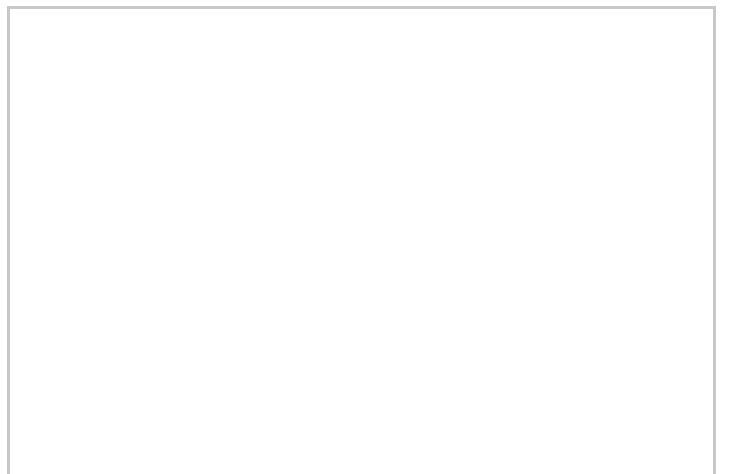
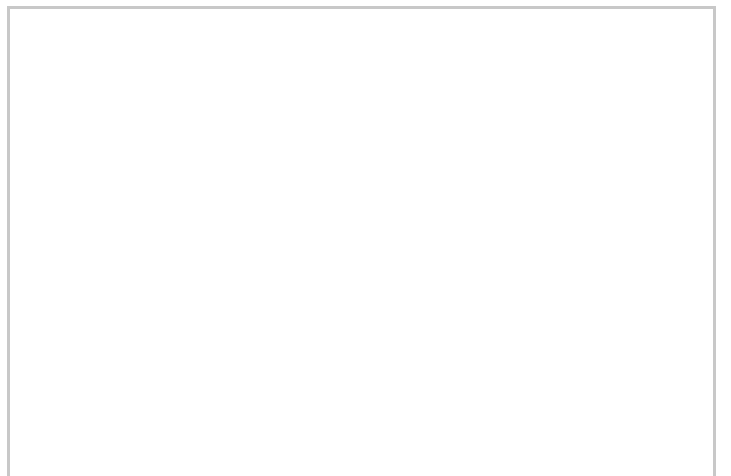
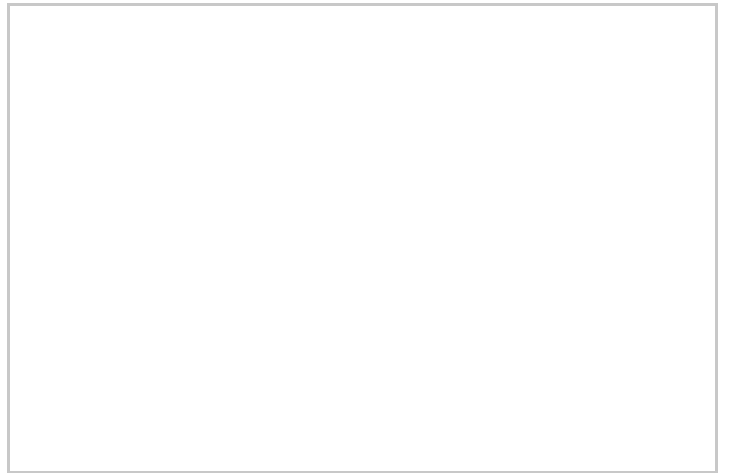
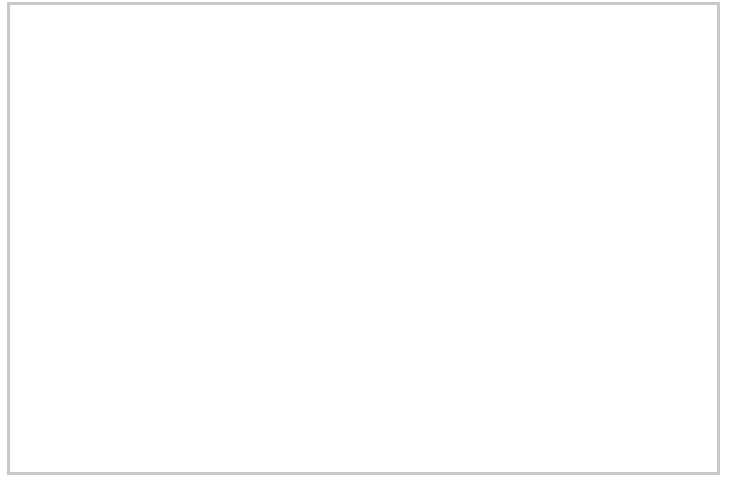
LEASE DETAILS

101 YEARS REMAINING,

GROUND RENT £720.70 PER YEAR

ANNUAL SERVICE CHARGE £3148.98





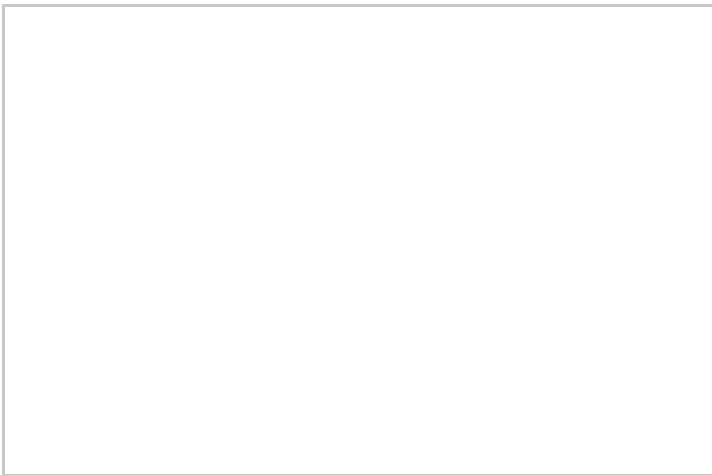
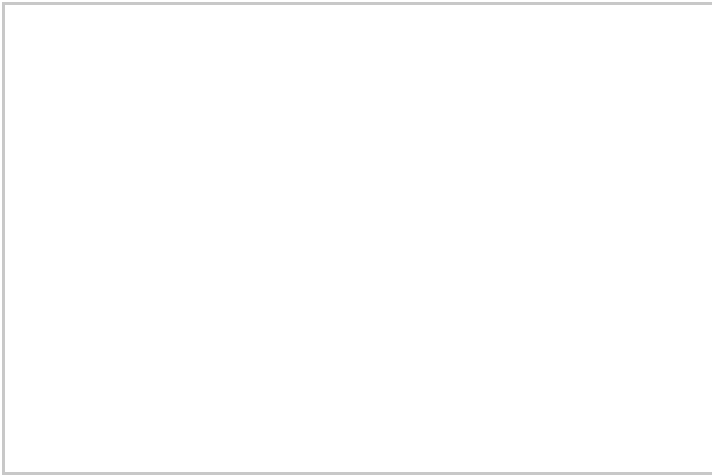
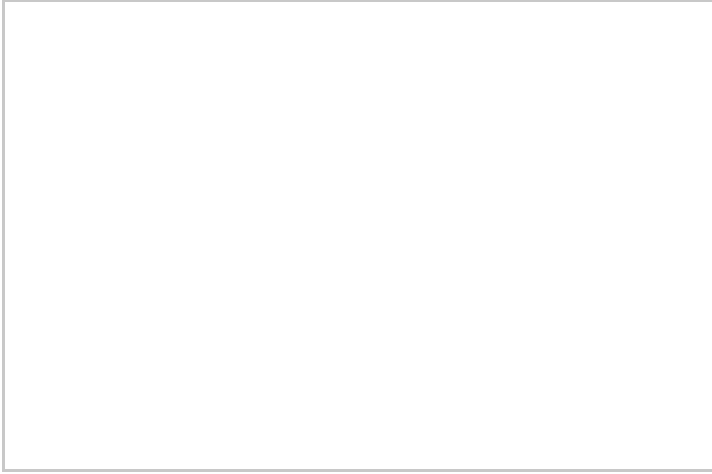
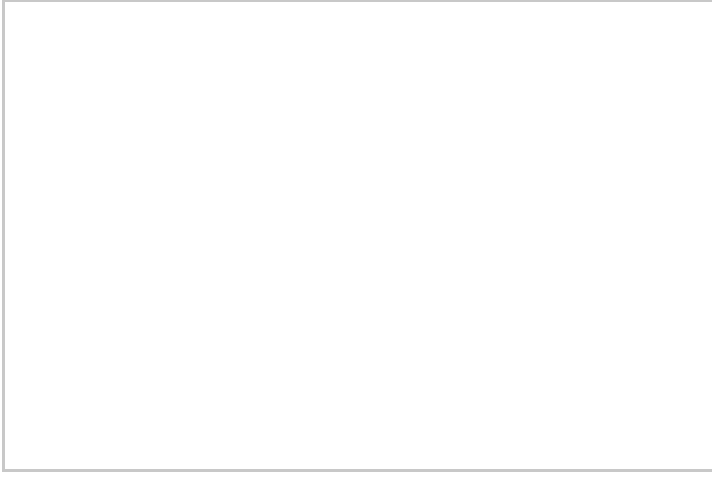
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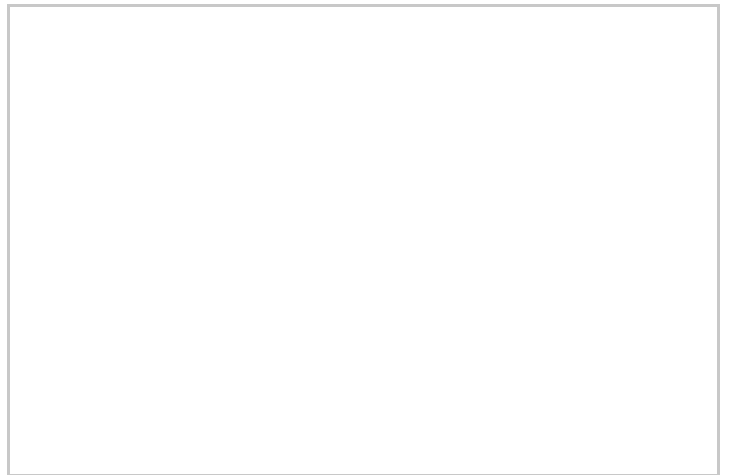
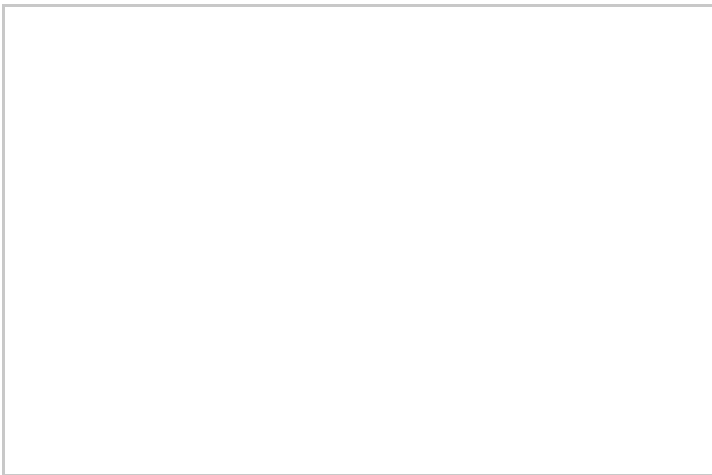
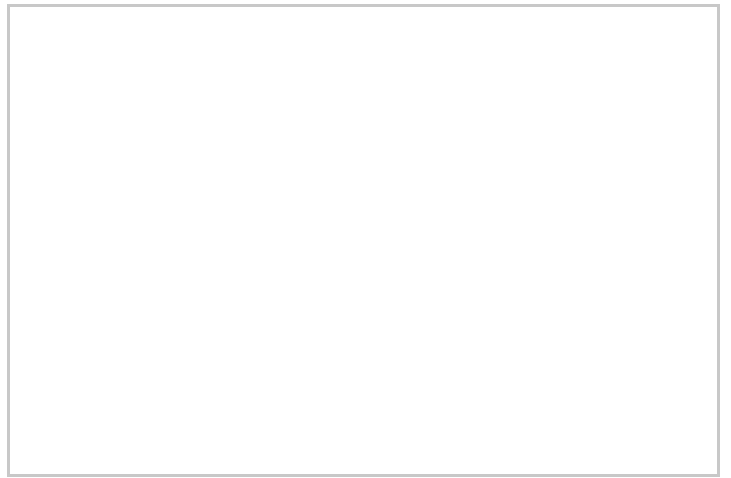
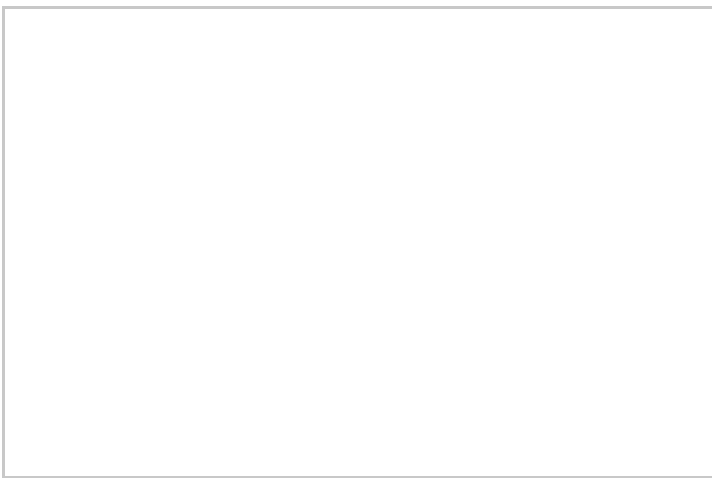
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Road Map



Hybrid Map

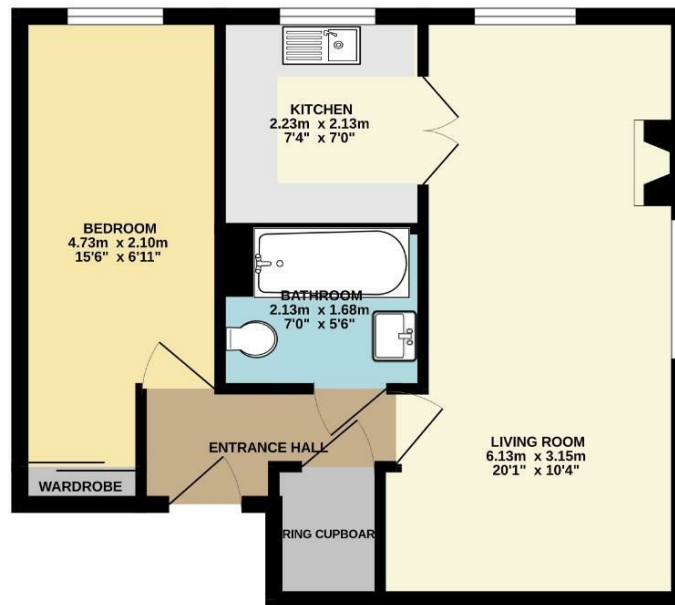


Terrain Map



Floor Plan

FIRST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



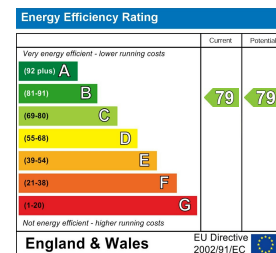
TOTAL FLOOR AREA - 39.2 sq.m. (422 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.