

# 42 Riverside Court Rosemary Lane - Offers In The Region Of

Halstead Essex CO9 1FD

scott maddison

Estate & Letting Agents



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# Offers In The Region Of £100,000

## The Property

Nestled in the charming town of Halstead, this delightful flat on Rosemary Lane offers a perfect blend of comfort and convenience. Built in the year 2000, the property boasts a modern design and is well-maintained, making it an ideal retirement choice for those seeking a cosy retreat.

Spanning an area of 484 square feet, the flat features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The single bedroom is thoughtfully designed to maximise space and light, ensuring a peaceful haven for rest. The shower room is well-appointed, catering to all your daily needs with ease.

One of the notable advantages of this property is the residents lounge, guest room, laundry room, and pretty tendered gardens. The flat's location allows for easy access to local amenities, shops, and transport links, making it a practical choice for those who appreciate both tranquillity and accessibility.

In summary, this flat on Rosemary Lane presents an excellent opportunity for the over 55s looking for modern, low-maintenance home in Halstead. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

Lease details; 99 year lease remaining

Ground rent: £720.20 p/a

Service charge: £3,119.50 p/a

## Features

- NO ONWARD CHAIN
- LOUNGE DINER
- KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- ELECTRIC HEATING
- TOP FLOOR
- RETIREMNT FLAT OVER 55
- RESIDENTS GUEST ROOM
- PRETTY COMMUNAL GARDENS.

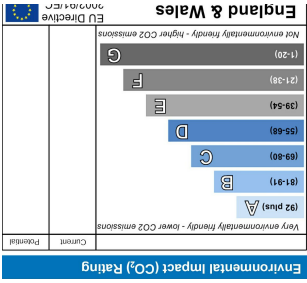
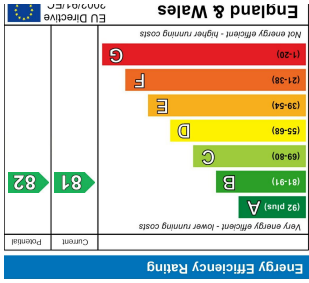






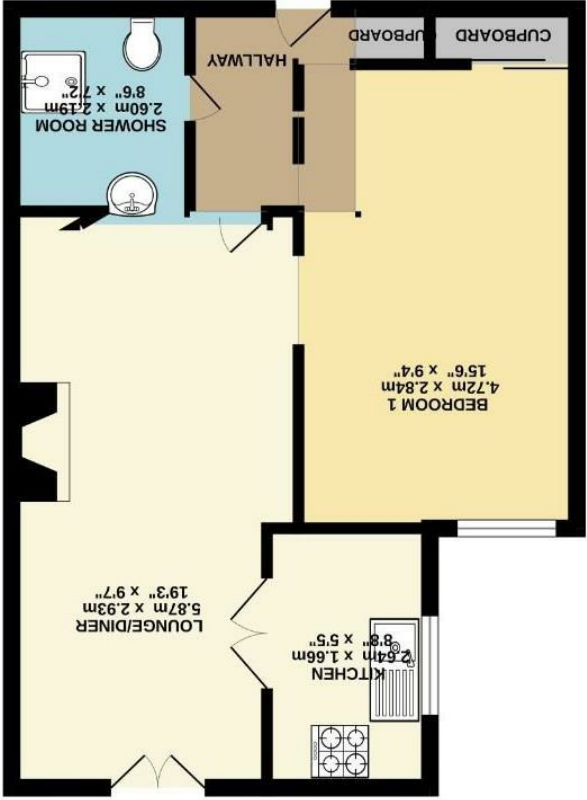
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.





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

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2ND FLOOR  
41.1 sq.m. (443 sq.ft.) approx.