



**The Boiler House, Factory Lane West, Halstead CO9 1EX**

**welcome to**

## **The Boiler House, Factory Lane West, Halstead**

- SHOW HOME AVAILABLE TO VIEW
- Kitchen & worktop choices available for early birds
- Legal fees paid & other incentives on offer\*
- Character-filled apartments with contemporary finishes
- Quality specification & high-end appliances

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 977.84

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£270,000**

**SHOW HOME AVAILABLE NOW** - An immaculate 2-bedroom apartment with high ceilings, quality specification, character-filled features mixed with a contemporary finish. Open plan living, utility room, parking spaces & a total GIA of 764sqf. Larger than your average 2-bedroom house!



### **Agent's Note**

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

\*Subject to developers t's & c's

**view this property online** [williamhbrown.co.uk/Property/HST108041](https://williamhbrown.co.uk/Property/HST108041)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

#### **Property Ref:**

HST108041 - 0002

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