



## Rosemary Lane Halstead, CO9 1FD

Situated in a sought after position being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this ONE DOUBLE BEDROOM, FIRST FLOOR RETIREMENT FLAT. The property has a light and airy feel throughout and is conveniently situated within a stone throw from High Street amenities and the river walk. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- One Double Bedroom
- Over 60's
- No Onward Chain
- Close to Amenities
- First Floor
- Communal Parking
- Residents Lounge
- Council Tax Band - B
- EPC Rating - TBC

**Price £102,000 Leasehold**



Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

### Communal Hall

Lift and stair flight to all floors. Telecom system. Access to residents lounge and communal washing facilities. Hardwood door leading to:



### Hall

Built in airing cupboard housing hot water cylinder. Telecom system. Doors to:



### Bedroom

12'4" x 8'9"

Built in wardrobes with sliding doors. Electric heater. Sealed unit double glazed window to front.



## Bathroom

Suite comprises of low level WC. Vanity wash hand basin with storage cupboard under. Enclosed panelled bath with wall mounted shower attachment and fitted shower screen. Fully tiled walls. Fitted carpet. Extractor fan.



## Lounge/Diner

18'7" x 11'9"

Featured surround. Two electric heaters. Sealed unit double glazed windows to side and front. Double doors leading to:



## Kitchen

7'4" x 7"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Space for fridge and freezer. Plumbing for washing machine. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to front.



## Outside

Communal parking. Communal gardens.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 101

Annual ground rent amount (£): TBC

Ground rent review period (year/month):

Annual service charge amount (£):

Service charge review period (year/month): TBC

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

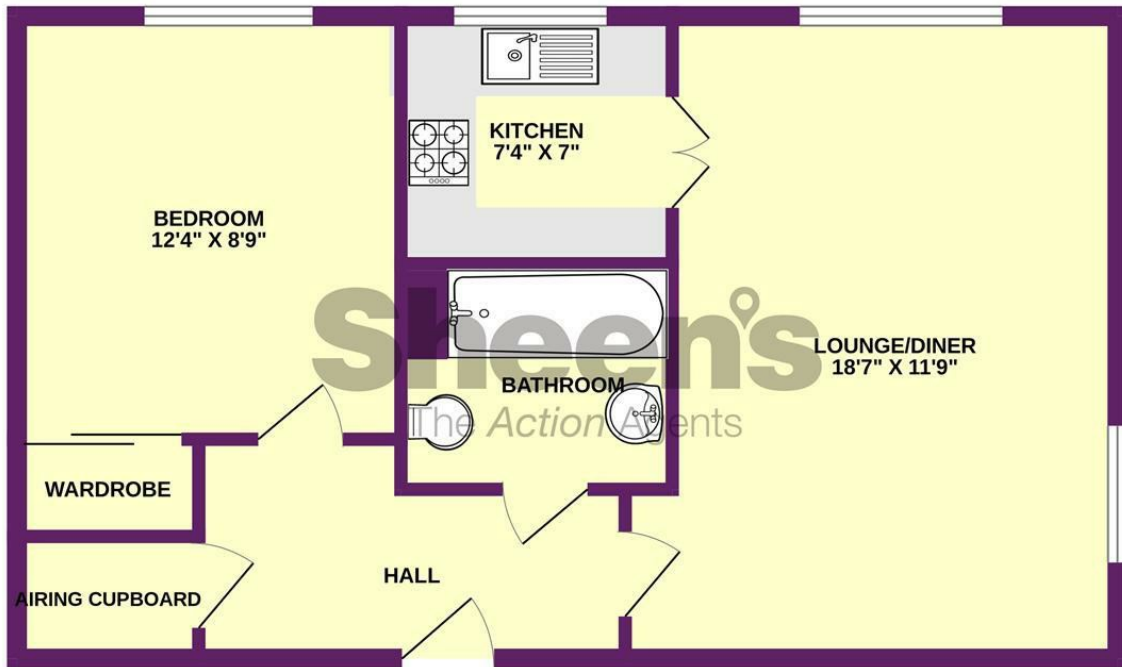
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

**Disclaimer - wide angle lens etc.**

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 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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## Selling properties... not promises

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**Sheen's**  
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