



Rosemary Lane Halstead, CO9 1FD

*** PRICED TO SELL *** 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 stones 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 & Communal Gardens
- Residents Lounge
- Communal Laundry Room & Refuse Space
- Council Tax Band - B
- EPC Rating - C



Price £80,000 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 laundry facilities. Hardwood door leading to:



Hall

Built in airing cupboard housing hot water cylinder newly installed 30th June 2022. 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"

Fire 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. 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 (£): 720.70

Ground rent review period (year/month):

Annual service charge amount (£): 3148.98 with water bill included

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): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

JD 0724

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

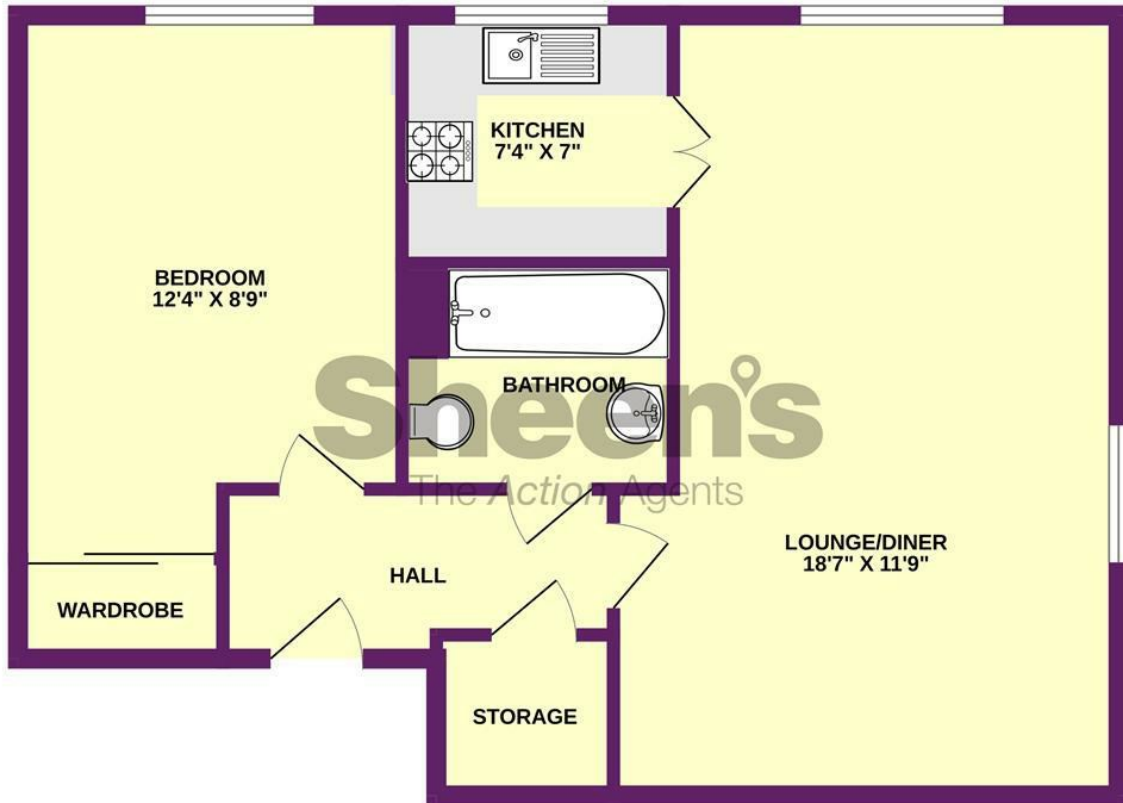
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

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



FIRST 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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