



## 10 North Mill Place, Halstead, Essex, CO9 2FA

A spacious two-bedroom ground floor apartment, overlooking beautiful courtyard gardens within walking distance of local shops.

**Entrance Hall**

**Shower Room**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double  
Bedrooms**

**En- suite shower room**

**Garage**

**Patio Garden**

**150year Lease (from  
1995)**

**No Ground Rent**

**55+ Age Covenant**

## The Property

10 North Mill Place is a beautifully presented two bedroom ground floor apartment with patio garden.

Entering the property there is an entrance hall which leads to a shower room with WC, shower and basin. The spacious living room benefits from a feature fireplace and leads through to dining room and light and airy garden room through two sets of double doors.

The kitchen/ breakfast is accessed through the living room and has a range of fitted units and features an integrated NEFF double oven and ceramic hob along with an integrated dishwasher and fridge freezer both included in the price.

The two double bedrooms are both accessed from the entrance hall and both feature built in wardrobes. The master bedroom also benefits from an en-suite shower room.

The property has a large patio garden accessed from both

the kitchen and garden room.

The property has night storage heating and double glazing throughout.

A single garage, with light and power, is nearby.

**Guide Price: £280,000 ,000 (Leasehold)**

## Directions to North Mill Place

From Braintree take the A131 north to Halstead and continue into the town down Mount Hill and into Trinity Street. Cross over the River Colne and continue up the High Street.

At the mini-roundabout turn left up Hedingham Lane. Shortly after passing The Dog Inn on the left, turn right up The Mill Chase and North Mill Place is a short way up on the left.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01787 479100 / 07384 817 029 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



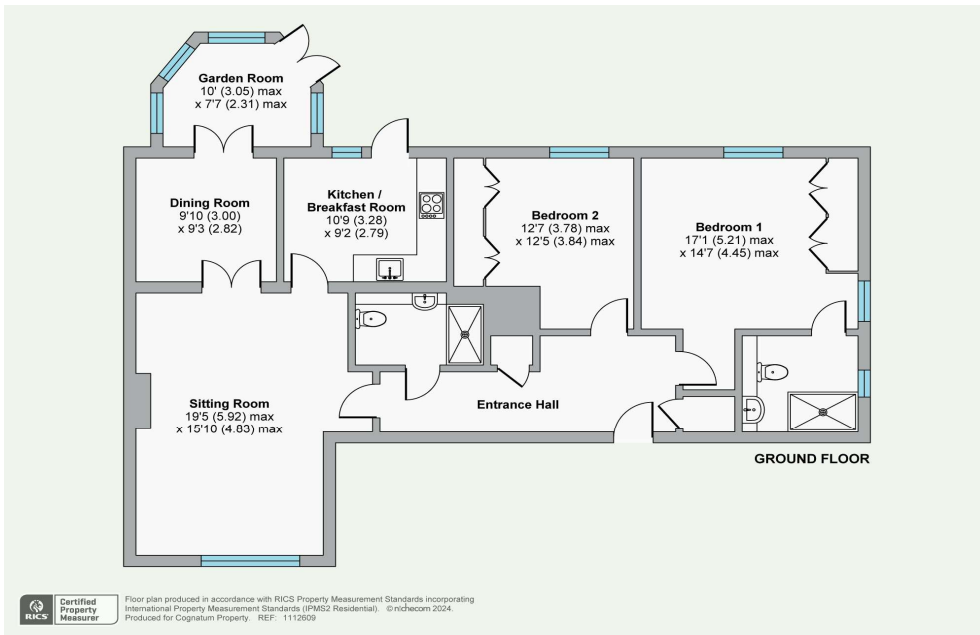
Bedroom 1



Bedroom 2



Bathroom



Rear Garden

**Approximate Gross Internals: 110.1 m<sup>2</sup> / 1186 ft<sup>2</sup> Service Charge: £7304 pa Energy Performance Rating: D Council Tax Band: E**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

## North Mill Place

North Mill Place is a fascinating place to live, built on the site of a mill that was operated by the same family for 250 years and with many of the original buildings and pieces of machinery still preserved, including the millstone. Converted period buildings face the old mill yard and there are two and three-bedroom cottages built in the former paddock, now a delightful courtyard with a pond.

Halstead is a quintessential English country town on the Essex/Suffolk border. The high street has excellent shops, offering two supermarkets, a delicatessen, a number of independent retailers, several banks, a leisure centre with a swimming pool, a library and a range of restaurants, pubs and cafés. There is also a theatre, the Queens Hall, and the public gardens play host to various band concerts all through the summer. Two golf clubs are close by and ramblers are well-served by a river walk that runs through the town. Marks Hall Gardens and Arboretum, just eight miles down the road, features an impressive global tree collection set in more than 200 acres of historic landscape, and the 110-foot Norman keep at Hedingham Castle and the luxurious traditional mansion at Kentwell Hall are also near by.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance



North Mill Place Gardens



Halstead High Street



Townsford Mill



St Andrews Church

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PROPERTY

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