NP NICHOLAS PERCIVAL

For Sale. 13 Christmas Field

Sible Hedingham, Halstead, Essex CO9 3QE

Incorporating BS BIRCHALL STEEL











With the benefit of No Onward Chain, this top floor apartment offers well-proportioned accommodation, including two double bedrooms, spacious sitting room, kitchen, bathroom and separate cloakroom. Outside, there is a garden, lockable brick built shed and shared residence parking.

The property represents an ideal opportunity for a first-time buyer looking to take their first step onto the property ladder and put their own stamp on a home, or indeed an investor buyer seeking to expand their existing portfolio.

The Property

The shared communal entrance provides access to each individual apartment and the apartment itself is located on the first floor of the building. The kitchen offers an integrated electric hob and oven, with space provided for a washing machine and fridge-freezer. Ample storage is provided via two pantry / larders, and a good array of cupboards and drawers.

To the rear of the apartment is a spacious sitting room, whilst the bedrooms (both doubles are located to the front, the principal benefitting from a large wardrobe. The family bathroom features a bath (with shower screen and mixer attachment), and pedestal hand basin. There is a separate cloakroom for convenience.

Outside

There is shared communal parking to the front and to the rear a brick built lockable garden shed and small garden.

Key Features

Top Floor Apartment | Two Double Bedrooms | Ideal First-Time Purchase | No Onward Chain | Spacious Sitting Room | Kitchen Garden | Shared Residence and visitor parking | Quiet Residential Location | Electric Night Storage Heaters

Agents Notes

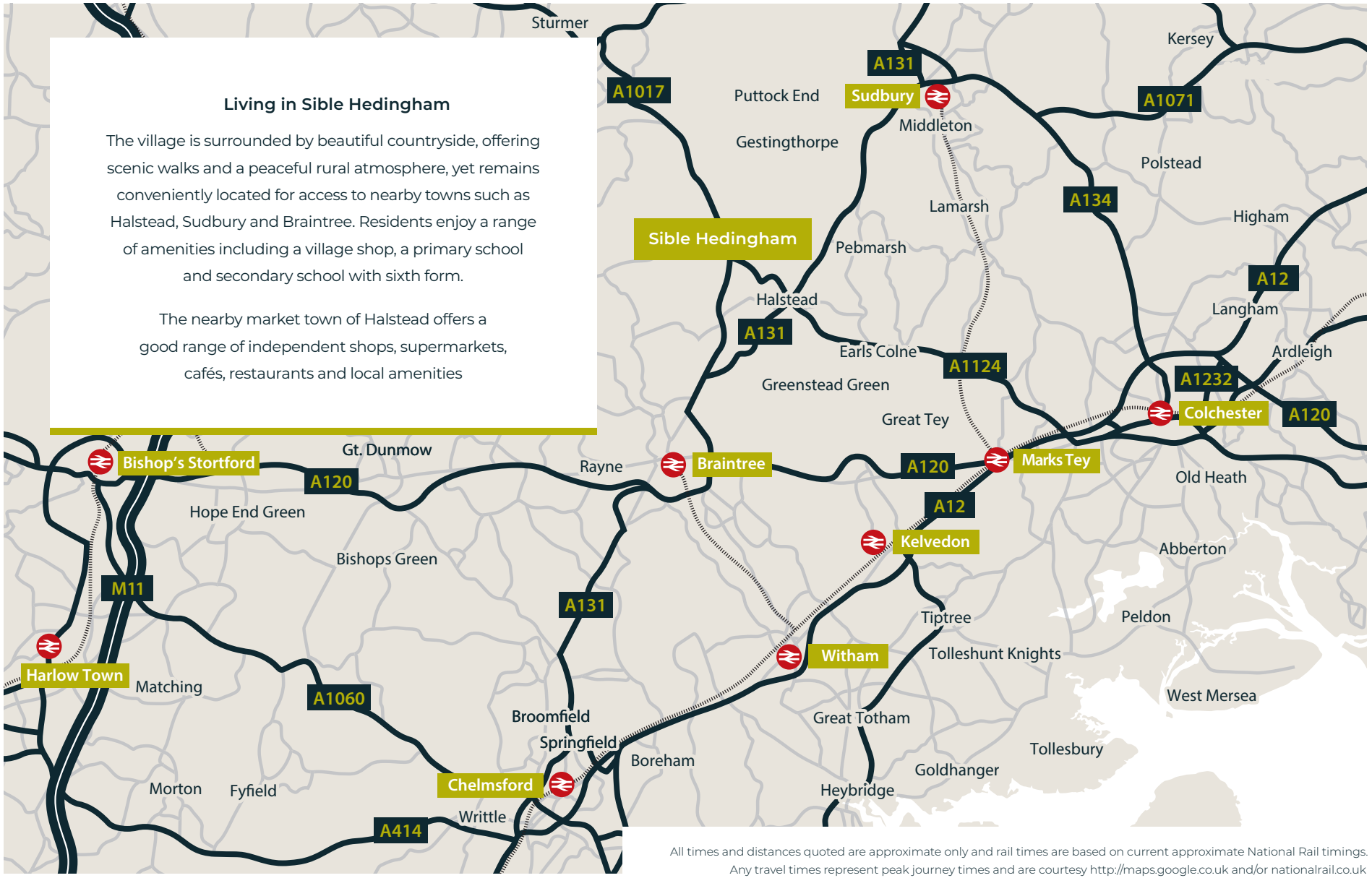
Length of Lease 125 Years From 1992 | Service Charge Approximately £800 for 2026 / 2027 | Ground Rent £10 for 2026 / 2027
Top Floor Apartment (No Lift Facilities) | Tenure Leasehold | Electric night Storage Heating | EPC D | Council Tax Band A
Mains Water, Drainage and Electricity Connected

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro to assess your position.
Other charges such as solicitors' fees and removal costs will also need to be considered.

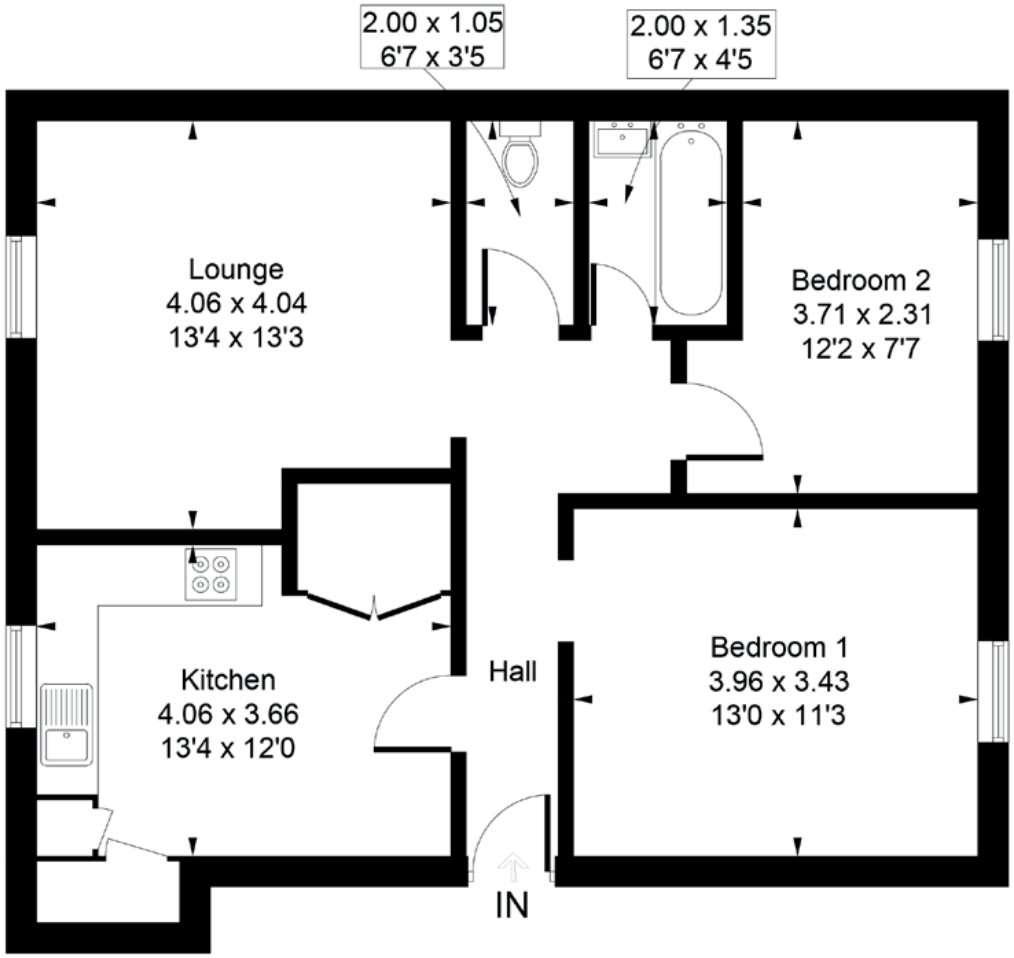
Living in Sible Hedingham

The village is surrounded by beautiful countryside, offering scenic walks and a peaceful rural atmosphere, yet remains conveniently located for access to nearby towns such as Halstead, Sudbury and Braintree. Residents enjoy a range of amenities including a village shop, a primary school and secondary school with sixth form.

The nearby market town of Halstead offers a good range of independent shops, supermarkets, cafés, restaurants and local amenities



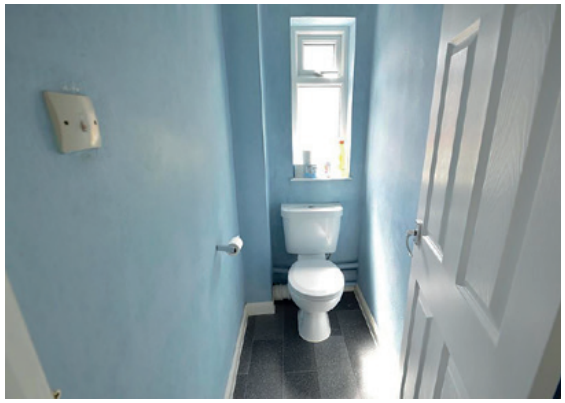
All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy http://maps.google.co.uk and/or nationalrail.co.uk



Approximate Gross Internal Area = 724 sq ft / 67.3 sq m







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Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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