



2 Mint House Germander Avenue

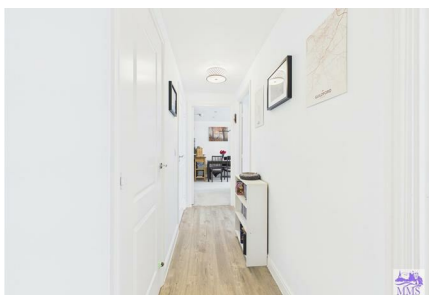
Halling ME2 1FR

Offers Over £250,000



Nestled in the charming village of Halling, this delightful GROUND FLOOR apartment on Germander Avenue offers a perfect blend of modern living and convenience. Spanning a spacious amount of square feet, the property features a welcoming communal entrance hall that leads to a private internal hallway, complete with a handy utility cupboard. The heart of the home is the open plan lounge, kitchen, and dining area, which creates a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The apartment boasts two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room, providing a touch of luxury. Additionally, there is a well-appointed family bathroom, ensuring ample facilities for residents and guests alike. For those with vehicles, the property includes allocated parking for one car, adding to the convenience of this lovely home. The apartment is EPC rated B, reflecting its energy efficiency, and falls under council tax band C.

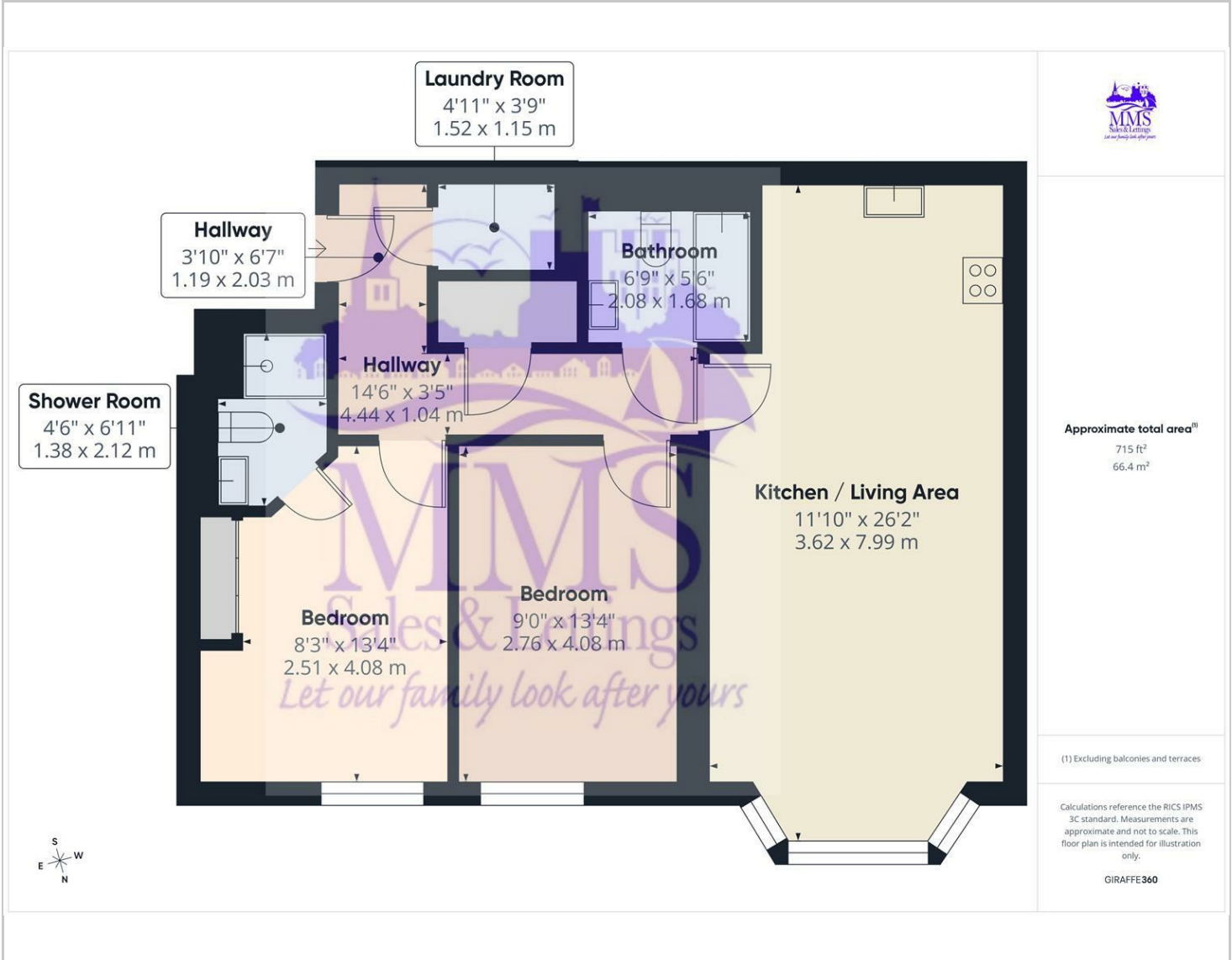
Living in Halling means enjoying a village lifestyle with a variety of local amenities at your doorstep, while also being conveniently close to motorway links for easy access to surrounding areas. This modern and stylish apartment is an excellent opportunity for anyone seeking a comfortable and well-located home. Leasehold, 112 years remaining on lease, £390 ground rent and £2400 service charge.



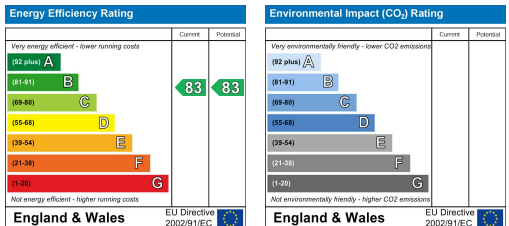
Area Map



Floor Plans



Energy Efficiency Graph



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