



9 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 bathroom
- Garage
- Patio Garden
- 150year Lease (from 1995)
- No Ground Rent
- 55+ Age Covenant

The Property

9 North Mill Place is a large 2 bedroom ground floor apartment featuring a generous enclosed patio garden and sunroom.

Upon entering the property you are welcomed into a large light hallway leading to all main rooms. At the front of the property there are two large double bedrooms both with built in storage with bedroom one benefiting from en-suite bathroom.

The property boasts a modern refurbished kitchen complete with integrated hob and oven along with a freestanding fridge freezer and washing machine.

The large sitting room is light and airy with double doors leading through to the dining room and sun room making it the perfect space for entertaining.

To the rear of the property there is a spacious enclosed patio garden.

The property has storage heating and double glazing throughout.

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

Guide Price: £210,000 ,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

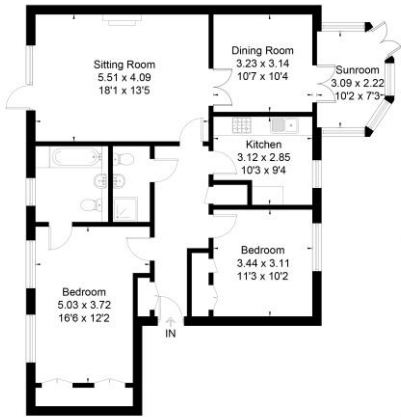


Bedroom

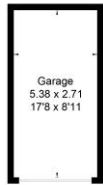


Bathroom

Approximate Floor Area = 103.4 sq m / 1113 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 118.0 sq m / 1270 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109752



Rear Garden

Approximate Gross Internals: 103.4 m² / 1113 ft² Service Charge: £8084 pa Energy Performance Rating: E 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



25 PROPERTIES
BUILT 1995



RESIDENT
ESTATE
MANAGER



GARDENER



LAUNDRY
FACILITY



GUEST
SUITE



MINIBUS
SERVICE



North Mill Place Gardens



Halstead High Street



Townsford Mill



St Andrews Church

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk

Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

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