

7 BOWMANS PARK

Castle Hedingham, Halstead, Essex, CO9 3DT

Guide price £150,000 to £160,000

DAVID
BURR


fridgemaster
Water Dispenser







7 Bowmans Park, Castle Hedingham, Halstead, Essex, CO9 3DT

Offered for sale with no ongoing chain, a two bedroom purpose built ground floor apartment providing deceptively well proportioned accommodation, which includes a large living room and a private rear garden, ideal for family entertaining, directly accessed from the rear of the property.

The apartment is conveniently located approximately 0.4km from the village centre and the amenities including pubs, community store/post office and doctors surgery.

A modern composite type entrance door opens to an 'L' shaped entrance hall which features a very useful walk in storage cupboard and the gas warm air heating unit (which has been recently serviced). The hallway provides direct access to all rooms within the apartment.

The kitchen has been re-fitted within more recent years and incorporates handleless doors, counter tops, matching floor and wall base cupboards, composite sink set beneath front facing window with instant hot water tap (water heating unit untested) space for refrigerator, fitted electric oven and ceramic hob, extractor hood, integrated dishwasher and washing machine (appliances untested).

The living room enjoys excellent natural lighting with windows to two elevations, and as mention previously is a generously proportioned room. There are two bedrooms both provided with fitted wardrobes and a modern shower room with adjacent separate WC.

Access to the garden is via French doors from the second bedroom within the apartment, or via a side gate which can be accessed by walking through the main building and out through the rear door.

The main part of the garden is raised and hard landscaped for reduced maintenance and convenience. There are timber fences to the boundaries and a small pond.

Garden dimensions; 6m(d) x 9m(w) approximately.

Located within the main building the apartment is provided with a useful walk in in storage cupboard which could house a pedal cycle etc.

Agents note;
The apartment is fitted with modern laminate flooring throughout. Localised heating is via a gas warm air producing unit. It is important to note that this heating unit was not tested during our inspection. Titles; the apartment is leasehold, we understand the garden is freehold.

Tenure: Leasehold (Lease length remaining: 93 years)
Ground Rent is understood to be approximately £10 annually
Service Charges are understood to be approximately £885.70 annually.

The well presented accommodation comprises:

- Two bedrooms with wardrobes
- Entrance hall with cupboard
- Shower room
- Separate WC
- Modern kitchen
- Spacious Living room
- External walk in storage cupboard
- Private enclosed rear garden

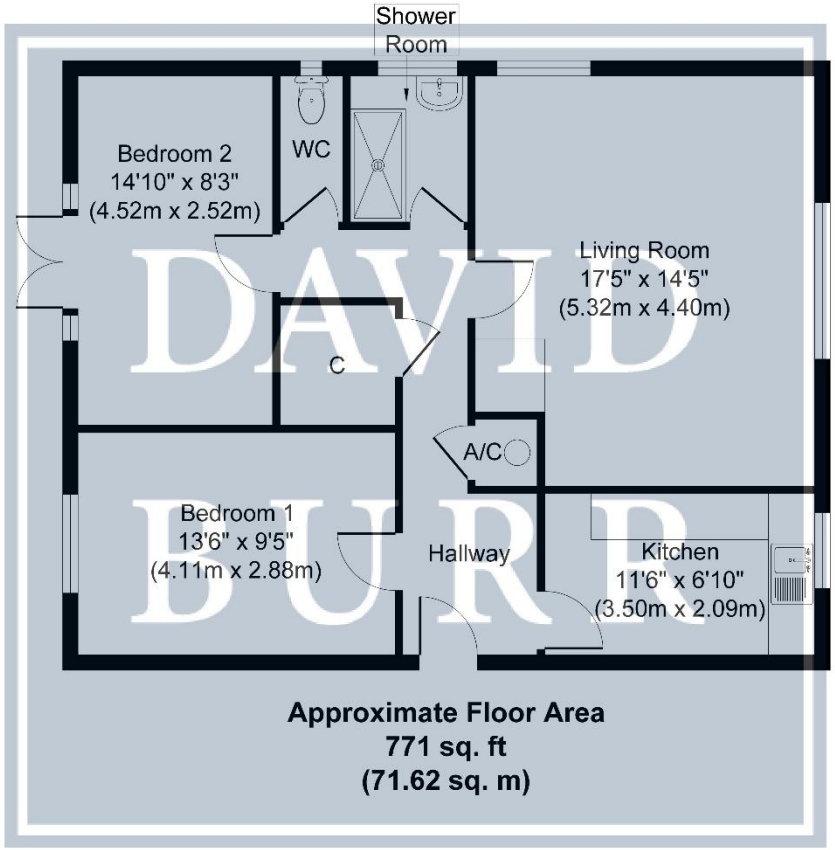
Location

Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop and post office, St Nicholas parish church, two pubs, tea-room, tennis courts, doctors' surgery, a cricket field, primary school and playing fields, and a newly opened restaurant. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including a commuter line from Sudbury. Witham and Kelvedon (both 15 miles) and Braintree all provide rail links to London Liverpool Street.

Access

- Halstead 5 miles
- Sudbury 6 miles
- Braintree 10 miles
- Braintree-Liverpool St 60 mins
- Stansted Airport approx. 30 mins
- M25 J27 approx. 50 mins





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Additional information

Services: Main water, electricity and drainage

Warm air heating to vents. EPC rating: C

Council tax band: A Broadband: Yes

Tenure: Leasehold Construction type: Standard

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Contact details

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