



Peel Court, High Street, Great Yeldham, Halstead, CO9 4EX

welcome to

Peel Court, High Street, Great Yeldham, Halstead

Guide Price £175,000 - £185,000

Set within the charming village of Great Yeldham, this bright and well-kept one-bedroom first floor apartment offers an excellent opportunity for first-time buyers or those seeking a peaceful setting, with comfortable living accommodation and allocated parking.



Entrance

Stairs rising to the first floor, with a door leading to:

Lounge

22' 4" max x 12' 2" max (6.81m max x 3.71m max)

A bright space with a window to the front aspect, featuring a wall-mounted heater, inset spotlights and loft access. Open plan through to the kitchen, with a door leading to the bedroom.

Kitchen / Diner

10' 10" x 10' 10" (3.30m x 3.30m)

A stylish kitchen with a window to the front aspect, featuring a range of modern matching wall and base units with granite worktops. Complete with integrated appliances including a fridge/freezer, tumble dryer and separate washing machine, as well as a dishwasher, oven and hob. Finished with inset spotlights.

Bedroom

11' 2" x 11' 2" (3.40m x 3.40m)

A comfortable room featuring a window to the rear aspect with fitted shutters, a wall-mounted heater, and a door leading through to the shower room.

Shower Room

Fitted with a modern suite comprising a WC, wash hand basin and shower cubicle, complemented by a heated towel rail, inset spotlights and stylish laminate tiled flooring.

Parking

Allocated space for one car.



view this property online williamhbrown.co.uk/Property/HST108252



welcome to

Peel Court, High Street, Great Yeldham, Halstead

- Well-presented one-bedroom first floor apartment
- Bright and spacious kitchen/diner
- Immaculately maintained throughout
- Allocated parking space
- Ideal for first-time buyers or downsizers

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1993.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£175 000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HST108252](https://www.williamhbrown.co.uk/Property/HST108252)



Property Ref:
HST108252 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)