NICHOLAS PERCIVAL

For Sale. 25 Conies Road

Halstead, Essex CO9 1BB

Incorporating BS BIRCHALL STEEL

25 Conies Road, Halstead, Essex CO9 1BB

With the benefit of No Onward Chain, this top floor apartment offers well-proportioned accommodation, including two double bedrooms, spacious sitting room, balcony, kitchen and family bathroom. Outside, there is a communal residence garden and shared residence only parking.

Whilst the property would benefit from some updating and modernisation, it offers a good layout and plenty of scope to create a home tailored to your own style and requirements. 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.

The shared communal entrance offers an intercom door system to each individual apartment. Located on the second floor of the building 25 Conies Road benefits from the use of lockable storage cupboard upon the landing and adjacent to the door to the property.

The kitchen offers an integrated gas hob, oven and extractor hood, with space provided for a washing machine, tumble dryer and fridge, the pantry / larder combined with a range of cupboards and drawers provide ample storage.

To the front of the apartment is a spacious sitting room that provides access to the balcony as well as space for a dining table and chairs. Both bedrooms are well-proportioned doubles, the principal to the front of the property and the second to the rear, both benefiting from built in wardrobes.

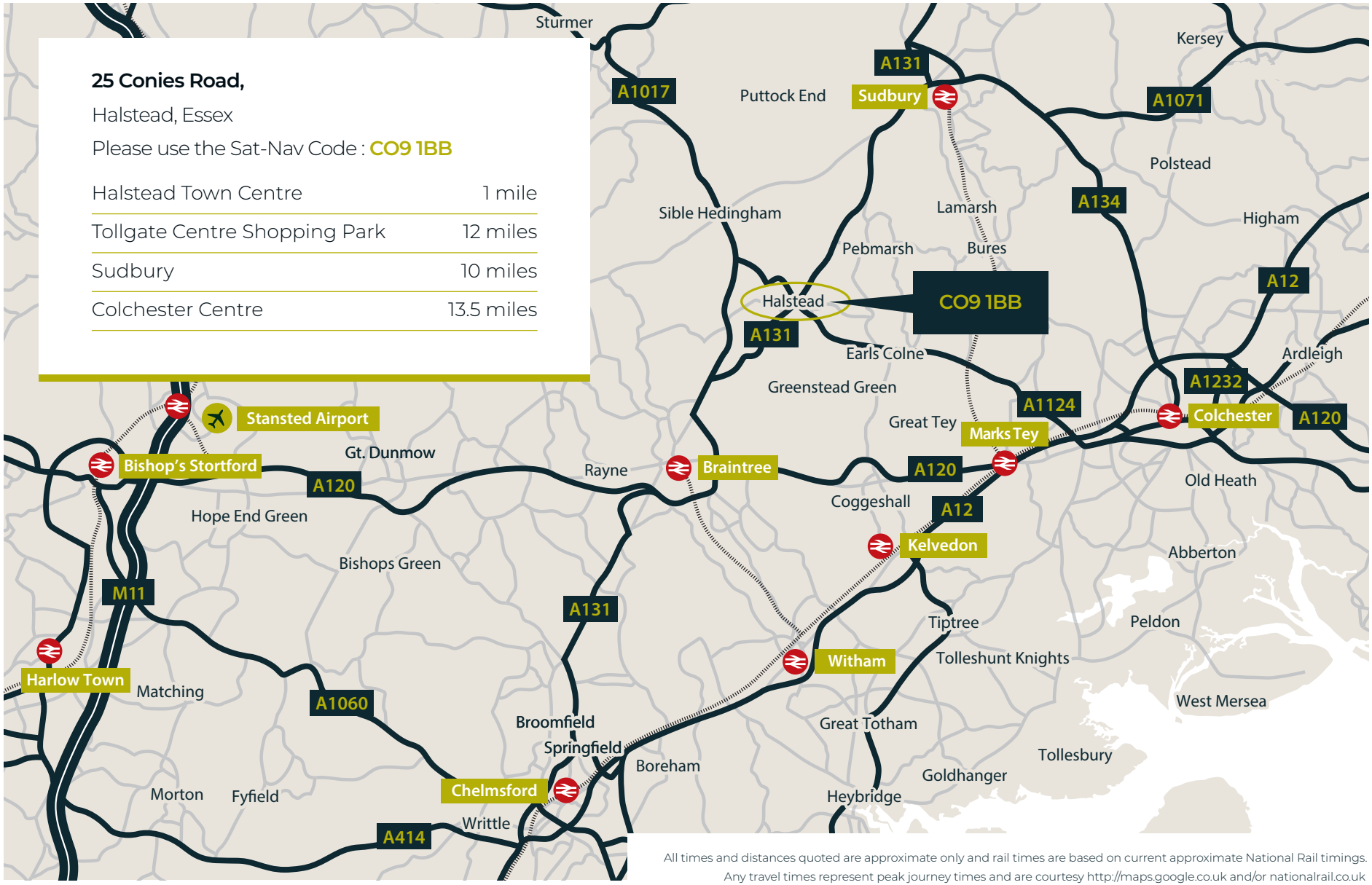
The family bathroom completes the accommodation and comprises a bath with shower screen and mixer hose, wash basin, heated towel rail and WC.

25 Conies Road,

Halstead, Essex

Please use the Sat-Nav Code : **CO9 1BB**

Halstead Town Centre	1 mile
Tollgate Centre Shopping Park	12 miles
Sudbury	10 miles
Colchester Centre	13.5 miles



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

Outside

There is a shared communal garden to the rear of the apartment block, and shared residence only parking

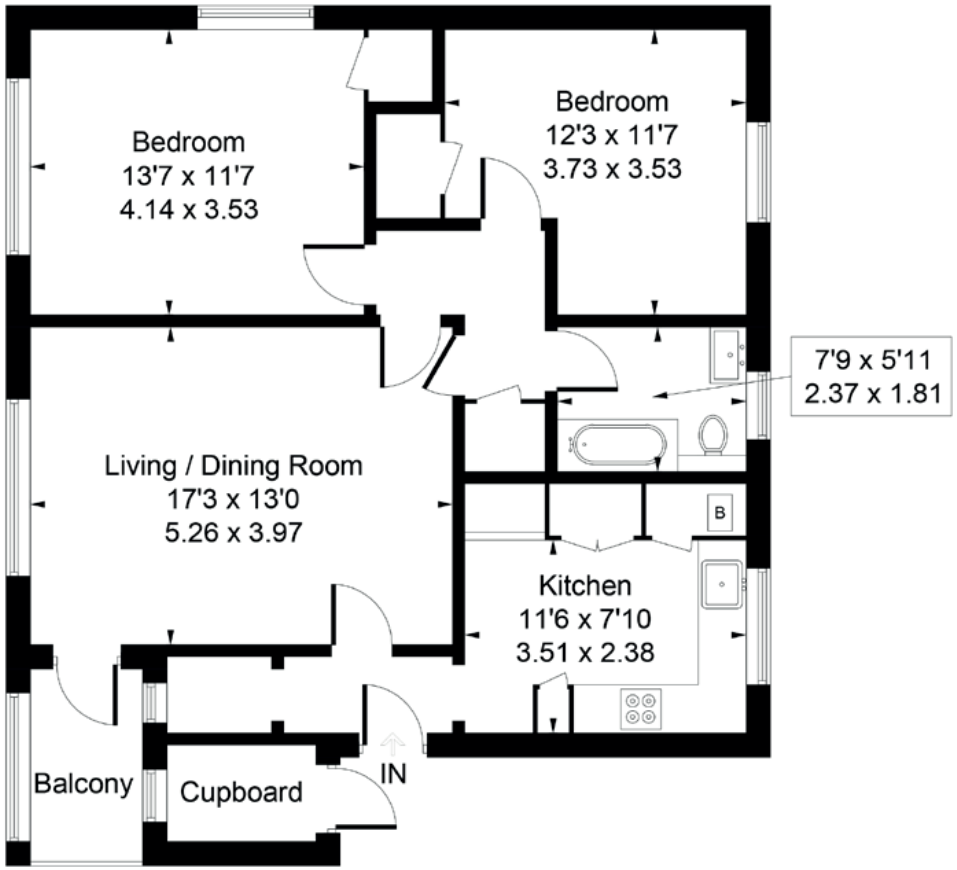
Living in Halstead

Halstead is a popular market town set within the attractive Colne Valley, offering a relaxed lifestyle with a good range of independent shops, supermarkets, cafés, restaurants and local amenities. There are also a number of primary schools and a secondary school in and around the town, making it a practical choice for young families.

The surrounding countryside provides plenty of opportunities to enjoy the outdoors, with walks and open spaces close by, whilst the town itself offers a welcoming community atmosphere and a good selection of places to eat and socialise.

For commuters, nearby Wakes Colne station is within driving distance and provides a branch line service to Marks Tey, with onward journey times to London of approximately 50 minutes. Alternatively, Witham & Kelvedon stations both offer direct services to London Liverpool Street.

With its combination of space, parking, garden and potential for improvement, 25 Conies Road offers an appealing opportunity for a first-time buyer to create a home of their own in a well-established and convenient part of Halstead.



Approximate Gross Internal Area = 821 sq ft / 76.3 sq m
External Cupboard = 25 sq ft / 2.3 sq m
Total = 846 sq ft / 78.6 sq m

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Key Features

- Top floor apartment with intercom door system
- Two double bedrooms
- Ideal first-time purchase
- Scope for updating & modernisation
- No onward chain
- Spacious sitting room
- Kitchen
- Shared communal residence garden
- Shared residence only parking
- Popular residential location
- Opportunity to create your own home

Agents Notes

Length of Lease 125 Years From 1992

Service Charge Approximately £1,000 for 2026 / 2027

Ground Rent £10 for 2026 / 2027 | Top Floor Apartment | No Lift Facilities

Tenure Leasehold | Gas Central Heating | EPC C | Council Tax Band A

Mains Gas, 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.

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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