



**SCOTT
MADDISON**



25B High Street

Halstead
Essex
CO9 2AA

£95,000
Leasehold

LOUNGE DINER

KITCHEN

BEDROOM

BATHROOM

ELECTRIC HEATING

HIGH STREET POSITION

IDEAL FIRST/INVESTMENT PURCHASE





Wooden entrance door to communal hallway with two flights of stairs providing access to this apartment, (top floor), and neighbouring apartment also. Further solid door to

ENTRANCE HALL

Laminate flooring. Storage recess. Electric fuse board.

LOUNGE DINER

14' 5" x 11' 2" (4.39m x 3.4m)

Electric modern fire with surround. TV and telephone points. Double glazed window to front. Wood laminate flooring.

KITCHEN

8' 3" x 7' 0" (2.51m x 2.13m)

Comprising stainless steel single drainer sink unit with cupboard under, further roll edge work surfaces to both sides. Matching range of base units. Recess and plumbing for automatic washing machine. Built in four ring gas hob with

electric oven and grill under, extractor fan over. Window to rear. Storage header and electric panel heater.

BEDROOM

11' 6" x 10' 7" (3.51m x 3.23m)
Double glazed window to front aspect. Wood laminate flooring. Wall mounted heater.

BATHROOM

White suite comprising panelled bath with electric shower over, low level WC, wash hand basin. Extractor fan. Electric wall heater. Access to loft space. Wood laminate flooring.

OUTSIDE

We understand from the current vendor there is a small communal courtyard adjacent to the main rear entrance. Pedestrian access under the alleyway to the main High Street.

LEASE DETAILS

We are advised the lease started in 1987 for a 99 year period with as a guide, approx. 64 years remaining. Service charge not applicable. Ground rent £25 per annum.

Local Authority
Council Tax Band
EPC Rating

Braintree District Council

A

E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	50 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.