



Riverside Court Rosemary Lane, Halstead CO9 1FD

welcome to

Riverside Court Rosemary Lane, Halstead

- No onward chain!
- One bedroom first floor apartment
- Overlooking attractive communal gardens
- Situated within a retirement complex
- Residents' laundry room

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3119.50

Ground Rent: 720.70

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£90,000

Entrance Hall

Entrance door to front aspect, with doors providing access to the lounge, bedroom and shower room.

Lounge

14' 4" x 17' 3" (4.37m x 5.26m)

A bright room with a window to the rear aspect, doors leading into the kitchen, and a feature fireplace creating a cosy focal point.

Kitchen

5' 5" x 8' 8" (1.65m x 2.64m)

A well-appointed kitchen with a window to the rear aspect, featuring a range of matching wall and base units, complete with integrated oven, hob and extractor.

Bedroom

8' 5" x 13' 7" (2.57m x 4.14m)

A comfortable bedroom with a window to the rear aspect, benefiting from a built-in wardrobe for convenient storage.

Shower Room

Fitted with a shower cubicle, low level WC and wash hand basin, along with a convenient cupboard.

Special Features:

Laundry Room.
Social/Dining area.
Communal gardens.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Property Ref:

HST107763 - 0011

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.



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