



- Guide Price £200,000 - £210,000
- Ground Floor Modern Apartment
- Two Double Bedrooms With En-Suite To Master
- Generously Sized Open Plan Kitchen/Living Area
- Further Bathroom Suite
- EPC Rating B
- Two Parking Spaces (One Within Covered Car Port)
- Excellent First Time Buy

1 Norman Close, Sible Hedingham, Halstead, Essex. CO9 3FH.

Situated in the sought-after Norman Close, Sible Hedingham, this well-presented two double-bedroom ground-floor apartment is perfect for first-time buyers or those looking for stylish, low-maintenance living.



Property Details.

Room Measurements

Communal Entrance

Accessed via telecom entry system.

Entrance Hallway

With two built in storage cupboards, doors to;

Open Plan Lounge/Dining/Kitchen

6.47m x 4.35m (21' 3" x 14' 3")

Kitchen Area



With window, a range of modern matching eye level and base units with drawers and worktops over, inset sink and drainer, range of integrated appliances, tiled flooring.

Living/Dining



With French doors leading to balcony/terrace, two radiators. TV point.

Bedroom One



3.20m x 3.10m (10' 6" x 10' 2") With window, radiator and door to;

Property Details.

En-Suite



With tiled floor, WC, heated towel rail, part tiled walls, shower cubicle.

Bedroom Two



3.20m x 2.25m (10' 6" x 7' 5") With window and radiator.

Bathroom



With window, tiled floor, WC, wash hand basin, panelled bath with shower attachment.

Parking

The property benefits from two allocated parking spaces, one of which is situated within a covered Car Port, the other is denoted by the letter C.

Lease

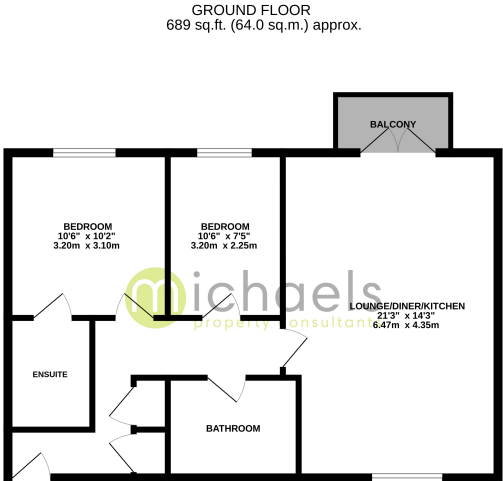
The lease commenced of 125 years from 1st January 2014.

Ground Rent & Service Charge

We have been advised by the sellers that the ground rent is currently payable at £175 per annum and the service charge is £661 aprox. every 6 months, paid to first port management company.

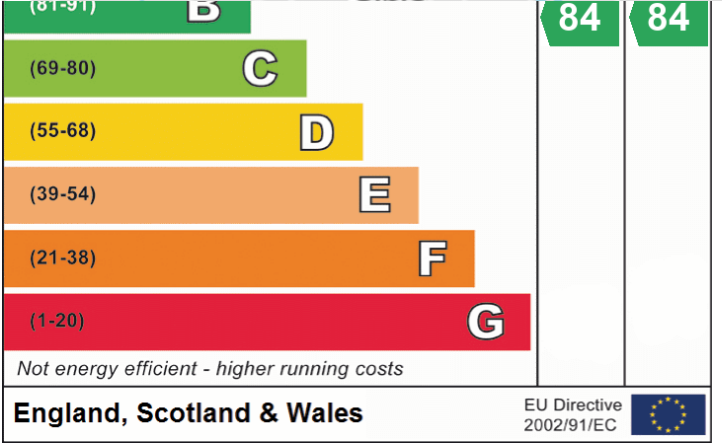
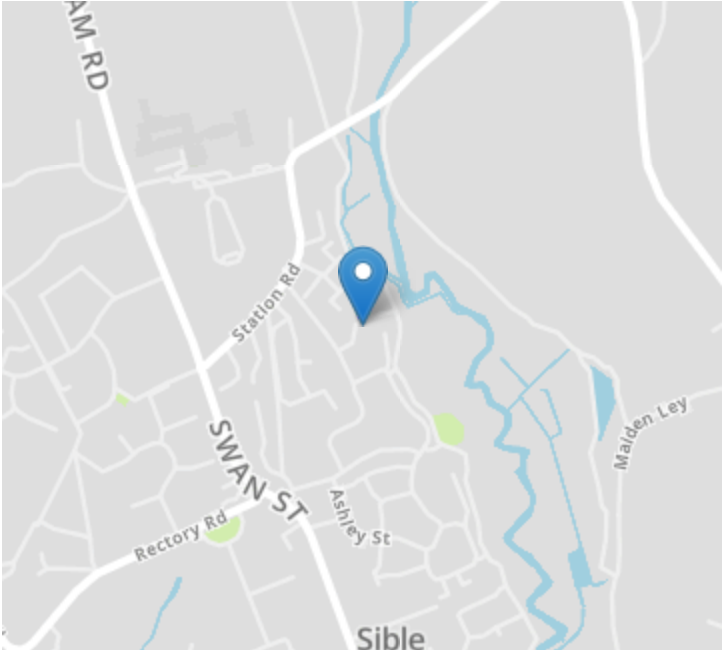
Property Details.

Floorplans



TOTAL FLOOR AREA - 689 sq.ft. (64.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the above information, measurements of space, distances, areas and any other details are approximate and do not constitute a guarantee, representation or warranty of any kind. The plan is for guidance only and should be used as a guide only. The purchaser should verify the accuracy of the information and should be satisfied with the information before purchase. The services, systems and appliances shown may not have been tested and no guarantee is made as to their condition or efficiency. See the plan.

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.