



- CHAIN FREE
- Ground Floor Apartment
- Spacious Accommodation Throughout
- Two Double Bedrooms
- Modern Kitchen With A Range Of Units & Appliances
- Family Bathroom With Separate WC
- Affordable Maintenance & Ground Rent Charges
- Communal Grounds And Gardens
- Parking Available
- Close To Halstead High Street

## 43 Gardeners Road, Halstead, Halstead, Essex. CO9 2TA.

\*Guide Price £180,000-£190,000\* An excellent opportunity for a first time buyer or investor to purchase this well appointed CHAIN FREE, spacious ground floor apartment. Located within close proximity to good local schools and the desirable Halstead High Street - offering a range of excellent amenities. Presented to the market in good condition throughout with well proportioned accommodation, UPVC double glazed windows and gas central heating. Internally, the property benefits from an entrance hall which benefits from a built in cupboard and a large walk in wardrobe. From here there is a sizeable living room, modern kitchen with a range of matching units, two double bedrooms, family bathroom and a separate cloakroom. The block of apartments also resides within communal grounds and gardens, with ample parking available on a first come, first serve basis. Internal viewings are highly advised.





# Property Details.

## Ground Floor Apartment

### Entrance Hall

With radiator, built in cupboard, further large cupboard used as a walk in wardrobe, door to;

### Living Room



14' 1" x 12' 0" (4.29m x 3.66m) With UPVC double glazed window, radiator, wood effect flooring, TV point.

### Kitchen



10' 7" x 8' 9" (3.23m x 2.67m) With UPVC double glazed window, a



range of matching eye level and base units with drawers and worktops over, inset sink and drainer, a variety of integrated kitchen appliances.

### Bedroom One



11' 11" x 8' 11" (3.63m x 2.72m) With UPVC double glazed window, radiator, built in double wardrobe.



# Property Details.

## Bedroom Two



11' 11" x 6' 8" (3.63m x 2.03m) With UPVC double glazed window, radiator.

## Bathroom



With obscure UPVC double glazed window, wash hand basin, panelled bath with shower screen and shower over, built in cupboard with space for tumble dryer.

## WC



With obscure UPVC double glazed window, close couple WC.

## Outside

### Communal Grounds & Parking



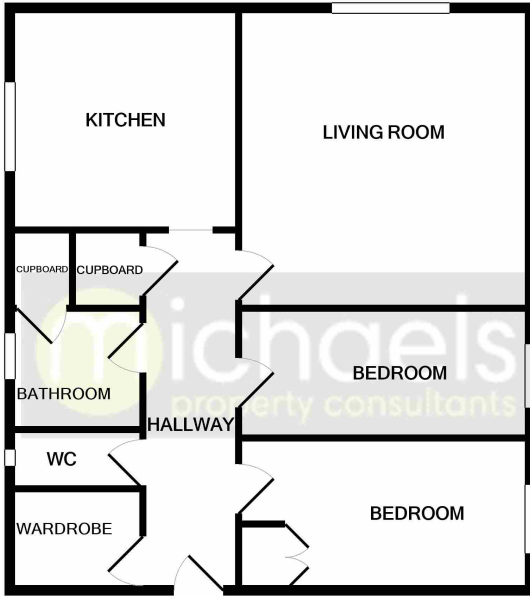
The block of apartments also resides within communal grounds and gardens, with ample parking available on a first come, first serve basis.

### Ground Rent & Service Charge

Please note there is a service charge of approx. £400 per annum and a ground rent charge of £10 per annum. We do however, advise any prospective purchaser confirms this information with their chosen conveyancer.

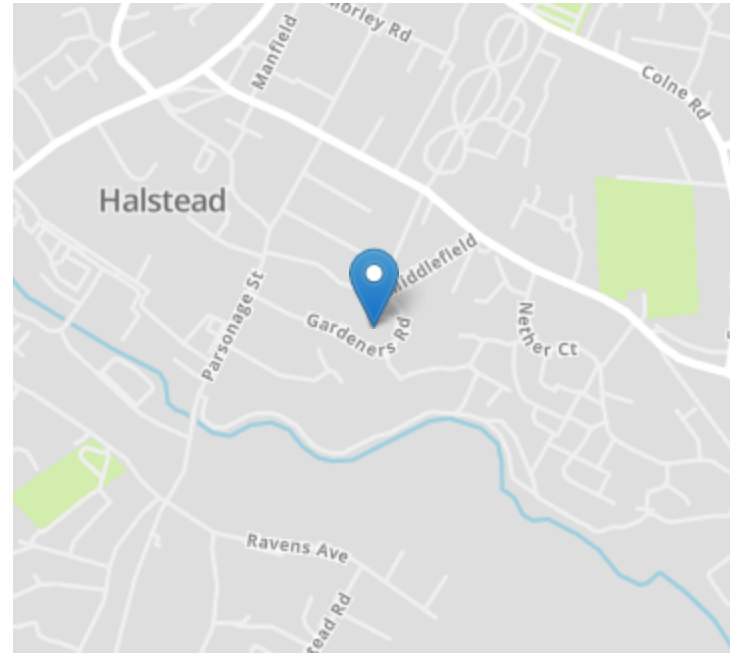
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Location



## Energy Ratings

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.