



- Spacious Two Bedroom First Floor Apartment
- South Facing Aspect Living Room Overlooking Communal Grounds
- Separate Dining Room
- Conservatory/Sun Room
- Fitted Kitchen
- Generous Master Suite With Built In Wardrobes And En-Suite Shower Room
- Walking Distance To Halstead High Street & Amenities
- Single Garage & Visitors Parking Available

## 12 North Mill Place, Halstead, Essex. CO9 2FA.

Set within the highly sought after 'North Mill Place' development in Halstead is this spacious first floor two bedroom apartment offering assisted living with accommodation over 1000sqft on one level.

This prestigious over 55's development in Halstead is moments away from Halstead High Street and a range of amenities. Set in the grounds of an old mill amid beautiful gardens makes North Mill Place truly special. Developed for The English Courtyard Association in 1995, the estate consists of 21 cottages and apartments built in brick to complement the local style.





# Property Details.

## Room Measurements

### Communal Entrance Hall

Telecom entry system, recently refurbished hallway with lighting. Stairs with stair lift to first floor and entrance to the apartment.

### Entrance Hallway

With two storage cupboards, loft access and doors to;

### Living Room



20' 0" x 16' 1" (6.10m x 4.90m) With window overlooking communal grounds, double doors to dining room and door to kitchen.

### Dining Room



10' 3" x 9' 9" (3.12m x 2.97m) With double doors to conservatory.

## Conservatory



11' 0" x 7' 10" (3.35m x 2.39m) An excellent addition used as a sun room.

## Kitchen



10' 8" x 9' 3" (3.25m x 2.82m) With window to rear, a fitted kitchen offering a range of matching eye level and base units, drawers and worktops over, inset sink and drainer, a range of built in appliances.

# Property Details.

## Bedroom One



16' 11" x 14' 6" (5.16m x 4.42m) With window to rear and side, built in wardrobes, door to;

## Shower Room



With double shower cubicle, enclosed cistern WC, wash hand vanity basin, part tiled walls.

## En-Suite



With window to side, panelled bath, part tiled walls, wash hand vanity basin, close coupled WC.

## Communal Grounds & Outside



Outside, North Mill Place offers some stunning communal grounds and gardens which all the resident are able to enjoy. The property also comes with its own garage and there is visitors parking bays available. There is also access to a laundry room and the office where two managers actually live on site.

## Bedroom Two



12' 8" x 12' 6" (3.86m x 3.81m) With window to rear, built in wardrobes.

## Leasehold Information

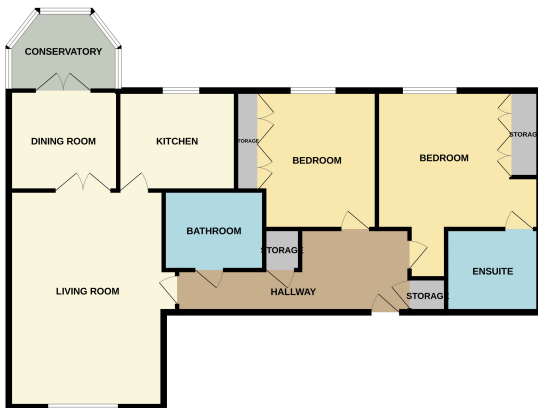
Please note the property is leasehold with the lease commencing of 150 years from 1995. The service charge/ground rent is payable quarterly at £1643 and this includes the following; Building insurance, window cleaning as well as guttering, 24hr care line, water rates, access to laundry room, garage with power and light. all outside maintenance and a minibus providing access to Sudbury on a Friday.

We do however advise any prospective purchaser to confirm the above information through their conveyancer.



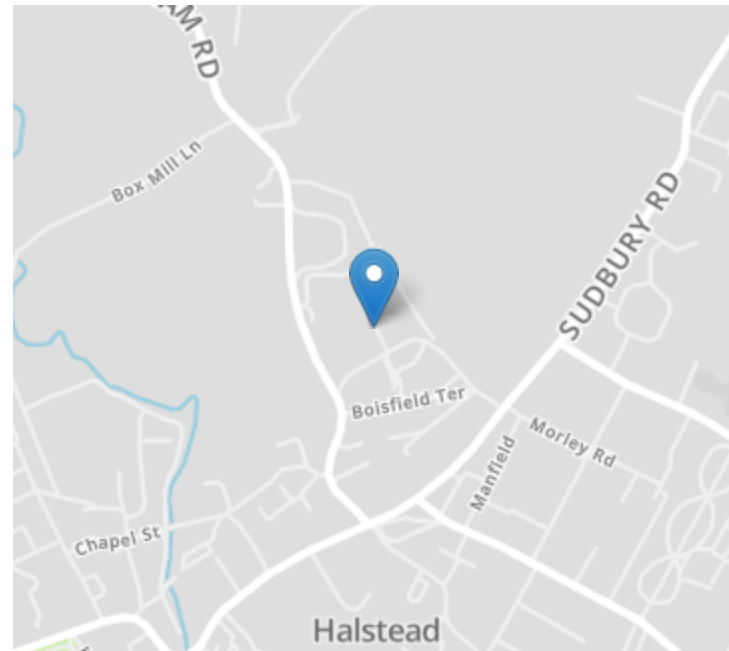
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, volumes, masses and other things are approximate and not guaranteed. It is recommended that purchasers should obtain their own measurements and verify the accuracy of the floor plan. The floor plan is provided 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. Plans with dimensions in green.

## 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.