SCOTT MADDISON

Flat 3 Priory Hall Dame Mary Walk

Halstead CO9 2FF

Offers In Excess Of £120,000
Leasehold

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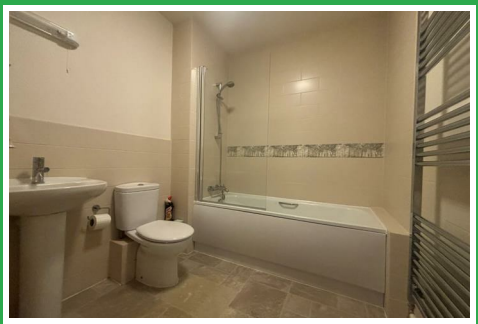


Priory Hall was constructed by Hallmark Developments within the vibrant and historic town of Halstead offering a wealth of local amenities to suit all tastes. Whether you enjoy shopping on the charming High Street or browsing the thriving market, enjoying cafes and restaurants, rummaging in the antiques centre or soaking up the beauty of the riverside, Halstead has it all. Priory Hall offers active retirement living with plenty of leisure time activities on offer, starting with a croquet lawn outside the Residents' Lounge and the Courtauld Halstead Bowls Club directly next door.
Lifestyle is important at Priory Hall, where it is understood that the social side of life is a huge part of enjoyable retirement living. With this in mind a village feel has been created here where everyone has privacy but there is a real sense of community too.

There is an elegant residents' lounge, fully equipped kitchen and welcoming Orangery available alongside a library, stylish guest suite for overnight visitors, a terrace and landscaped gardens.

Priory Hall is already home to a friendly, supportive group of like-minded adults with regular social occasions taking place if you want to take part.

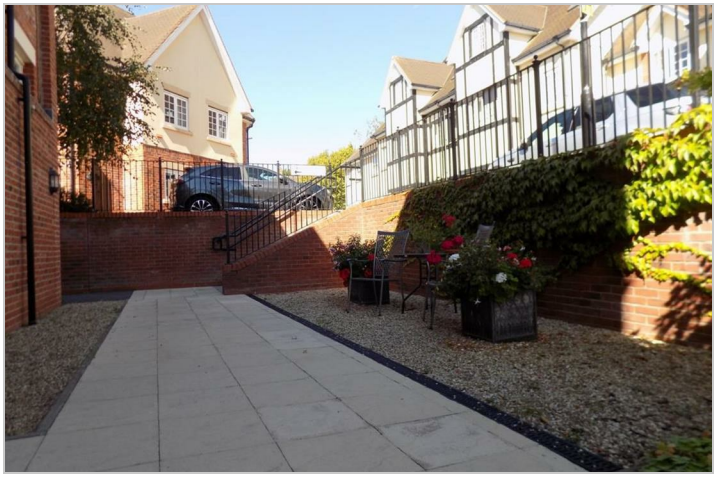
Living at Priory Hall you can be as active as you want to be, as independent as you like, yet with the added reassurance of a supportive network around you and help on hand if you need it.

Secure entrance door to communal hall, stairs and landing. Entrance door to

ENTRANCE HALL
7'1" x 6'9" (2.16m x 2.06m)
Smooth ceiling, SINGLE RADIATOR, Caretech call system panel, power point and fitted carpet. Door to storage cupboard, further doors to:

SITTING ROOM
11'8" x 11'1" (3.56m x 3.38m)
Smooth ceiling, two vertical sliding double glazed sash windows, DOUBLE RADIATOR, four double power points, telephone socket and television aerial socket, fitted carpet and door to:

KITCHEN
7'11" x 6'9" (2.41m x 2.06m)
The fitted kitchen features white enamel one and a half bowl sink unit with monobloc tap inset the laminate work surface with matching splash back, cupboard beneath and an adjacent integrated Candy washer/dryer. Turning work surface incorporates a Smeg four ring ceramic hob with cupboard beneath and adjacent integrated Apell slimline dishwasher. Wall cabinets over the work surface conceal a cooker hood over the hob and are finished with cornice and pelmet. An oven housing unit features a Smeg single cavity electric over, drawers beneath and cupboard over. An integrated Apell fridge/freezer is situated beside. Smooth ceiling with four spot light fitting, plinth heater, power points and vinyl flooring.



BEDROOM

11'2" x 11'0" (3.40m x 3.35m)

Smooth ceiling, two vertical sliding double glazed sash windows, SINGLE RADIATOR, room thermostat, six double power points, telephone socket and television aerial socket, fitted carpet and door to the boiler cupboard housing a Potterton combination gas boiler.

BATHROOM

7'3" x 6'9" (2.21m x 2.06m)

The white Roca suite comprises enamel bath with chrome grab handles, wall mounted mixer taps incorporate a shower attachment, pop-up waste, bath side glass screen; pedestal wash hand basin with chrome monobloc tap and pop-up waste; and a dual flush close-coupled WC. Smooth ceiling, extractor fan, chrome towel radiator, tiled splashbacks, wall light over the basin and vinyl flooring.

COMMUNAL GARDENS

The well tended communal gardens encircle the building and feature a croquet lawn, and various seating locations.

SERVICE CHARGES

TERM OF THE CURRENT LEASE: The Lease was granted on 01st January 2011 for 125 years. 111 years are remaining.
GROUND RENT: £350.00 per annum (next review date tbc)
SERVICE CHARGE: £1,791.85 for the current charge period
The lease term, ground rent and service charges costs should be verified by a buyers Solicitor

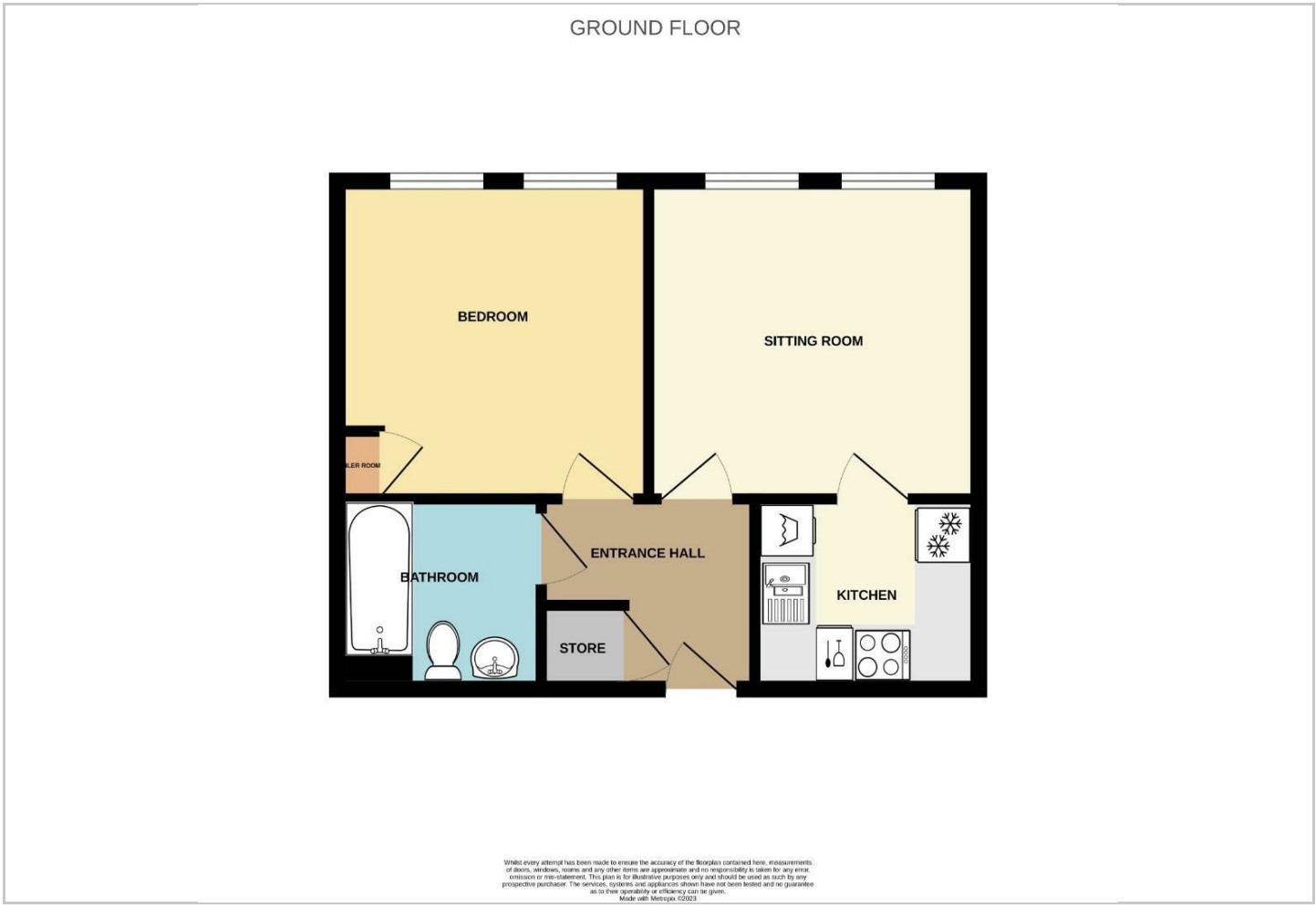
Council Tax Band: B.

Road Map

Hybrid Map

Terrain Map

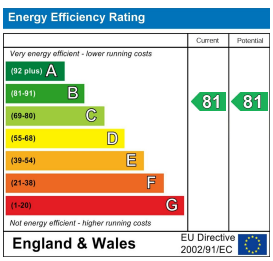
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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