HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Mill Chase

Leasehold
Tax Band:

Halstead, CO9 2DQ

Offers In Excess Of £300,000

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OVER 55'S RETIREMENT PROPERTY Boasting a 19' DUAL ASPECT lounge, 15' dining room opening to an UPDATED kitchen plus a PRIVATE REAR GARDEN and ZERO GROUND RENT is this three DOUBLE bedroom cottage, converted from what originated as a mill. Benefiting from an EN-SUITE & dressing room to master bedroom, main bathroom & d/stairs UTILITY/shower room, plenty of ORIGINAL CHARACTER FEATURES throughout including the original mill room and two substantial attic rooms containing the original grain hoists and pulleys. Offered with a GARAGE and residents parking area, a 119 YEAR LEASE term remaining and IMMACULATELY PRESENTED THROUGHOUT. Ideally located next to a GP Surgery and Community Hospital and with nearby access to bus routes and amenities. Call Hamilton Piers to view!







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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, sash window to front aspect, stairs to first floor, built-in storage cupboard, storage heater, LVT flooring.

LOUNGE:
19'8 x 14'1 (5.99m x 4.29m)

MILL ROOM:

UTILITY / SHOWER ROOM:

DINING ROOM:
15'4 x 7'9 (4.67m x 2.36m)

KITCHEN:
14'0 x 7'1 (4.27m x 2.16m)

FIRST FLOOR ACCOMMODATION:

LANDING:

MASTER BEDROOM:
14'1 x 12'11 (4.29m x 3.94m)

DRESSING ROOM:

EN-SUITE BATHROOM:

BEDROOM TWO:
19'2 x 8'5 (5.84m x 2.57m)

BEDROOM THREE:
11'8 x 7'7 (3.56m x 2.31m)

MAIN BATHROOM:

SECOND FLOOR ACCOMMODATION:

ATTIC ROOM 1:
20'11 x 19'3 (6.38m x 5.87m)

ATTIC ROOM 2:
19'6 x 14'0 (5.94m x 4.27m)

EXTERIOR:

PRIVATE REAR GARDEN:

GARAGE & ALLOCATED PARKING:

AGENTS NOTES:
Leasehold & Management Information:
- £0 Ground Rent
- £8,084 Per Annum Service Charge
- 119 Years Remain On Current Lease (150 years from 1995)

Council Tax Band:

For further information regarding this property, please contact Hamilton Piers.







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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.