



OPEN HOUSE - SATURDAY 2ND APRIL - 1PM to 2PM.... A modern ground-floor apartment boasting TWO DOUBLE BEDROOMS, entrance hall & entry-phone system, IMPRESSIVE 18' LOUNGE, modern fitted kitchen, modern bathroom & EN SUITE, allocated parking and communal gardens. Easy access to the City Centre!!



Hamilton Piers of Chelmsford are delighted to offer for sale this modern and well-presented GROUND-FLOOR apartment located on the edge of Chelmer Village - within easy access to the City Centre (ideal for commuters, first-time buyers, or buy-to-let investors!!). The property boasts TWO DOUBLE BEDROOMS & EN SUITE, entrance hall, entry-phone system, IMPRESSIVE 18' LOUNGE DINER, modern fitted kitchen, modern bathroom, plus allocated & visitors parking and lawned communal gardens. Call today to reserve your appointment for the OPEN HOUSE on SATURDAY 2ND APRIL - 1:00PM to 2:00PM.

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

GROUND FLOOR:-

Communal entrance hall with door to property.

ENTRANCE PORCH:

Entrance door to side aspect, radiator, door to entrance hall.

ENTRANCE HALL:

Airing cupboard, radiator, doors to lounge, bedrooms and bathroom.

LOUNGE DINER: (18' 4" x 11' 2")

An impressive sized lounge diner with two double glazed windows to front, three radiators, wood effect flooring, door to kitchen.

KITCHEN: (9' 11" x 8')

Double glazed window to front, modern range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in stainless steel oven and gas hob, space for fridge freezer and washing machine.

BEDROOM ONE: (11' 4" x 10')

Double glazed window to rear, radiator, door to en suite.

EN SUITE:

Obscure double glazed window to rear, modern suite with fully tiled shower cubicle, low-level WC, wash hand basin.

BEDROOM TWO: (10' x 8' 6")

Double glazed window to rear, radiator.

BATHROOM:

Obscure double glazed window to rear, panelled bath with shower over, low-level WC, pedestal wash hand basin, tiled floor, radiator.

EXTERIOR:

Allocated parking for one vehicle plus visitor parking. Well-kept communal lawn to the rear of the block.

LEASEHOLD DETAILS:

Approximately 116 years remaining on lease.

Ground Rent - £200 per annum

Service Charge - £950 per annum approx

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk



AGENTS NOTES

If you have any further questions regarding this property, please call HAMILTON PIERS CHELMSFORD.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.