



## Little Dominie Court, Fayrewood Drive

Chelmsford, CM3 1GT

**Asking Price £220,000**



Benefiting from a 15' lounge with JULIETTE BALCONY, modern OPEN PLAN living with an EN-SUITE to master bedroom & ALLOCATED PARKING is this two DOUBLE bedroom first floor apartment. Offering COMMUNAL GARDENS and situated within the popular village of Gt. Leighs, within close proximity to the A120/M11 & Felsted. Just 4 miles to Chelmsford's Park & Ride facility - Ideal for first time buyers & investors!



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

## COMMUNAL ENTRANCE HALL:

### ENTRANCE HALL:

Double glazed window to rear aspect, radiator, storage cupboard, carpeted flooring, smooth ceiling.

### LOUNGE:

15'02 x 10'03 (4.62m x 3.12m)

Radiator, carpeted flooring, smooth ceiling, double glazed French doors to Juliette balcony.

### KITCHEN / BREAKFAST ROOM:

11'08 x 9'04 (3.56m x 2.84m)

Double glazed window to front aspect, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, space for fridge/freezer and washing machine, wall mounted boiler (fitted Dec 2021) vinyl flooring, smooth ceiling. Open plan to lounge.

### MASTER BEDROOM:

12'09 x 10'10 (3.89m x 3.30m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

### EN-SUITE TO MASTER BEDROOM:

Enclosed shower unit with rain fall shower head, partly tiled walls, inset WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

### BEDROOM TWO:

10'03 x 9'00 (3.12m x 2.74m )

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

### BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment and rain fall shower head, low level WC, heated towel rail, vinyl flooring, smooth ceiling.

## EXTERIOR:

### COMMUNAL GARDENS:

The property has lawned areas surrounding the property for communal use.

### PARKING:

The property is being sold with one allocated space, with further visitors spaces available.

### AGENTS NOTES:

The property is Leasehold,

133 years remaining

Ground Rent: 269.84 PA

Service Charge £1570 PA

For further information please contact Hamilton Piers.

PROVISION DETAILS - AWAITING VENDORS APPROVAL.



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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.

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