



## Shimbrooks

Great Leighs, CM3 1SG

**£230,000**

Leasehold  
Tax Band:



Boasting two DOUBLE bedrooms and ALLOCATED PARKING is this well presented GROUND FLOOR apartment. Benefiting from well-proportioned living accommodation, NEWLY DECORATED BATHROOM COMMUNAL GARDENS and. Situated in the popular village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility. Ideal for first time buyers & investors!



# Shimbrooks, Great Leighs, CM3 1SG

## Ground Floor:

### Entrance Hall:

Double glazed window to rear, doors to living area, bedroom one, bedroom two, bathroom, cupboard, radiator, wood effect flooring.

### Living Area:

24'10" x 14'9" > 9'11" (7.57m x 4.50m > 3.02m)

Double glazed bay window to front, double glazed windows to side and rear, radiator, open plan to:-

### Kitchen:

Range of wall and base units, rolled edge work surfaces with butler sink, integrated double oven, fridge freezer, hob, dishwasher, washing machine, breakfast bar with seating for 2, boiler to cupboard, part tiled walls, wood effect flooring.

### Bedroom One:

15'11" x 9'11" (4.85m x 3.02m)

Double glazed window to front, radiator.

### Bedroom Two:

11'6" x 8'7" (3.51m x 2.62m)

Double glazed window to front, radiator.

### Bathroom:

7' x 6'4" (2.13m x 1.93m)

Obscure double glazed window to rear, p shaped bath, low level W/C, radiator, part tiled walls, tiled flooring.

### Exterior:

Well kept communal gardens

### Communal Gardens:

Communal gardens to property rear, enclosed by fencing and comprising of mainly lawn with double gates giving access to bin store and rear parking area.

### Parking:

One allocated parking space to rear and free for all parking to property frontage.

### Leasehold Information:



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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