



## Little Dominie Court, Fayrewood Drive

Great Leighs, Chelmsford, CM3 1GT

**Guide Price £210,000**



**\*\*GUIDE PRICE £210,000-£220,000\*\***Benefiting from a 124 YEAR LEASE, with spacious 16' lounge/diner, two DOUBLE bedrooms and ALLOCATED PARKING with visitors spaces available is this GROUND FLOOR apartment. Offered in IMMACULATE & modern decorative order throughout and located in the sought after village of Great Leighs, just 4 miles to Chelmsford's Park & Ride Facility.



# Little Dominie Court, Fayrewood Drive, Great Leighs, Chelmsford, CM3 1GT

Entrance via communal hallway.

## ENTRANCE HALL:

Radiator, storage cupboard, vinyl flooring, smooth ceiling.

## LOUNGE:

16'00 x 12'02 (4.88m x 3.71m)

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

## KITCHEN / BREAKFAST ROOM:

10'01 x 8'01 (3.07m x 2.46m)

Double glazed sash windows to front and side aspects, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer tap, built-in oven, gas hob, space for washing machine and fridge/freezer, wall-mounted boiler, radiator, laminate wood flooring, smooth ceiling.

## MASTER BEDROOM:

12'11 x 8'05 (3.94m x 2.57m)

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

## EN-SUITE TO MASTER BEDROOM:

Enclosed double corner shower unit, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

## BEDROOM TWO:

10'08 x 10'06 (3.25m x 3.20m)

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

## FAMILY BATHROOM:

Partly tiled walls, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

## EXTERIOR:-

## COMMUNAL GARDENS:

The property is surrounded by hedge row and communal garden areas.

## PARKING:

Allocated parking space, visitors spaces available.

## AGENTS NOTES:

The property is LEASEHOLD

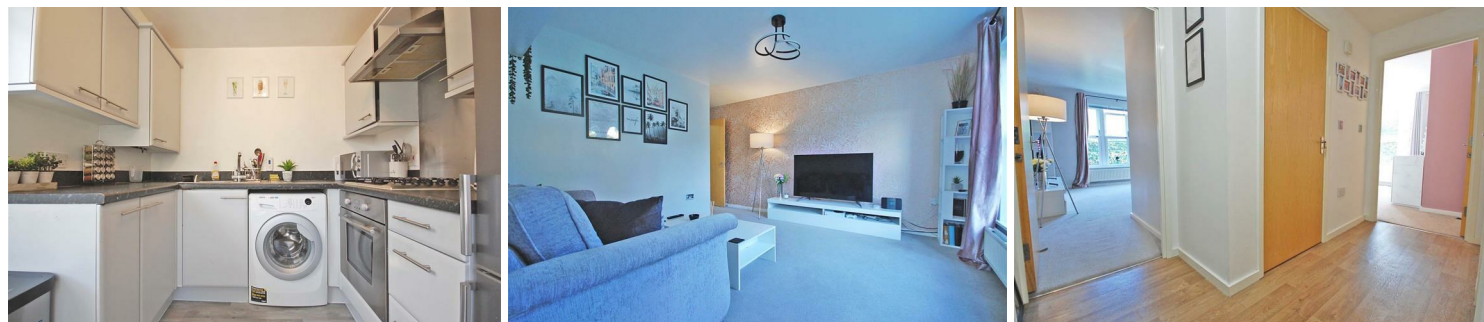
Lease: 150 years from 2005 (124 years remaining)

Current ground rent: £250 per annum

Current Service Charge: £1600 per annum

For further information about this property, please contact Sole Agents, Hamilton Piers.

PROVISIONAL 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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