



Shimbrooks

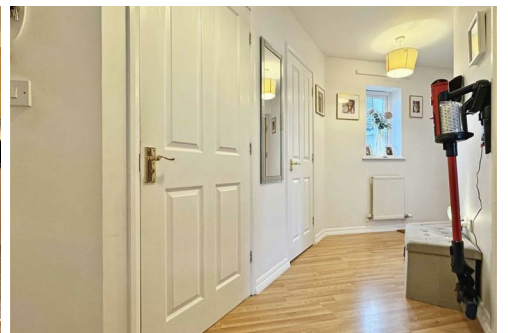
Leasehold
Tax Band: C

Great Leighs, Chelmsford, CM3 1SG

Guide Price £210,000



Boasting OPEN PLAN LIVING with a spacious 15' lounge with JULIETTE BALCONY, two DOUBLE bedrooms and enclosed communal gardens is this very well-presented FIRST FLOOR apartment. Benefiting from NO GROUND RENT and located in the sought after village of Great Leighs, close to all local amenities and with easy access to Chelmsford's Park & Ride facility (4 miles), A120/M11 & Chelmsford City Centre. Ideal for first time buyers!!



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

ENTRY:

Ground floor entry via secure main communal door with intercom system, stairs giving access to:

FIRST FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed window to side aspect, built-in double storage cupboard, additional built-in cupboard, radiator, laminate flooring.

OPEN PLAN LIVING AREA:

LOUNGE / DINER:

15'08 x 12'02 (4.78m x 3.71m)

Double glazed window to rear aspect, radiator, laminate flooring. French doors to Juliette balcony. Opening to kitchen.

KITCHEN:

12'02 x 6'06 (3.71m x 1.98m)

Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with drainer, cooker with gas hob, space for fridge/freezer and washing machine, wooden flooring.

MASTER BEDROOM:

15'09 x 9'08 (4.80m x 2.95m)

Double glazed window to side aspect, fitted wardrobes, radiator, laminate flooring.

BEDROOM TWO:

11'06 x 8'07 (3.51m x 2.62m)

Double glazed window to side aspect, radiator, laminate flooring.

BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, heated towel rail, wooden flooring.

EXTERIOR:

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.

ALLOCATED PARKING:

Allocated parking for one vehicle to property rear in designated parking area.

AGENTS NOTES:

Leasehold Information:

No. of years remaining on current lease: 81

Ground Rent: £0

Service Charge: £66 per calendar month

Council Tax Band: C

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.

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