



## Beadle Way

Great Leighs, Chelmsford, CM3 1RT

Leasehold  
Tax Band:

**Guide Price £180,000**



**\*\*GUIDE PRICE £180,000-£190,000\*\*** Benefiting from NO ONWARD CHAIN, a spacious 16' lounge/diner with separate kitchen and balcony area plus additional STORAGE ROOM is this two bedroom FIRST FLOOR flat. Offering 91 YEARS REMAINING on current lease, in need of some modernisation\* and set in a quiet village location, just 4 miles from Chelmsford's Park & Ride facility. Ideal starter home or investment!





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

Secure key fob entry to main hallway. Stairs to first floor.

### FIRST FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Loft access, airing cupboard, carpeted flooring.

#### LOUNGE / DINER:

16'40 x 10'52 (4.88m x 3.05m)

Double glazed window to front aspect, two electric radiators, carpeted flooring. Door to kitchen.

#### KITCHEN:

13'46 max to 10'42 x 7'83 (3.96m max to 3.05m x 2.13m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for cooker, fridge, freezer and washing machine, vinyl flooring. Door to small front facing balcony.

#### STORAGE ROOM:

8'94 x 3'63 (2.44m x 0.91m)

#### BEDROOM ONE:

11'86 x 11'84 (3.35m x 3.35m)

Double glazed window to rear aspect, electric radiator, carpeted flooring.

#### BEDROOM TWO:

8'98 x 7'54 (2.44m x 2.13m)

Double glazed window to rear aspect, carpeted flooring.

#### WET ROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin with tiled splash backs, walk-in shower.

#### EXTERIOR:

#### COMMUNAL GARDENS:

Communal areas to property frontage and rear.

#### PARKING:

Non-allocated parking on a free for all basis with a number of spaces available. Further on-street parking available if required.

#### AGENTS NOTES:

Council Tax Band: TBC

Leasehold Information:

- Number of Years Remaining On Lease: 93
- Ground Rent: £10 per annum
- Service Charge: £185 per quarter

For further information regarding this property, please call Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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