



## Little Dominie Court, Fayrewood Drive

Leasehold  
Tax Band: C

Great Leighs, Chelmsford, CM3 1GT

**Guide Price £200,000**



Boasting a 130 YEAR LEASE REMAINING and offering a spacious 20' lounge/diner with separate kitchen, ALLOCATED PARKING and two DOUBLE bedrooms is this FIRST FLOOR apartment. Benefiting from well-proportioned living space and storage and ideally located in the sought after village of Great Leighs - Close to local amenities, located just 4 miles from Chelmsford's Park & Ride facility and conveniently situated with easy access to A120/M11, Felsted & Chelmsford. Perfect for first time buyers & investors!!



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

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

## GROUND FLOOR ENTRY:

## FIRST FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Built-in storage cupboard, carpeted flooring and smooth ceiling.

### LOUNGE / DINER:

20'04 x 13'02 (6.20m x 4.01m)

Two double glazed Sash windows to rear aspect, radiator, carpeted flooring and smooth ceiling.

### KITCHEN:

7'10 x 7'05 (2.39m x 2.26m)

A series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob, space for fridge/freezer and washing machine, wood flooring and smooth ceiling.

### MASTER BEDROOM:

12'03 x 10'11 (3.73m x 3.33m)

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

### BEDROOM TWO:

11'09 x 9'00 plus door recess (3.58m x 2.74m plus door recess)

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

### BATHROOM:

Panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling.

### EXTERIOR:

## ALLOCATED PARKING:

Allocated parking for one vehicle in marked bay.

## AGENTS NOTES:

Lease Details:

No. of years remaining on current lease: 80 years

Service Charge: £2012.78 per annum

Ground Rent: £410.89 per annum (revised this year and on a ten yearly basis ongoing)

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

