



## Springfield Road

Chelmsford, CM2 6BA

**£1,150 Per Month**

Tax Band: B



\*\*\*Available Immediately\*\*\* Located within walking distance to the City Centre is this spacious first-floor apartment that offers TWO DOUBLE BEDROOMS with entrance porch with outside STORAGE cupboard, spacious lounge diner, fitted kitchen & bathroom, parking to front and communal courtyard garden, with brick storage shed. Close to local schooling and shops/amenities. Contact Hamilton Piers of Springfield to view!





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## COMMUNAL ENTRANCE:

Communal entrance to building with stairs to first floor apartment.

## ENTRANCE PORCH:

Outside storage cupboard next to property entrance, composite door into entrance porch entrance with double glazed window to side, doors to kitchen and lounge/diner, radiator, tiled flooring.

## KITCHEN:

9'06" x 7'07" (2.90m x 2.31m)

Double glazed window to side, roll top work surfaces with stainless sink inset, matching wall and base units, electric cooker with extractor over, washing machine, space for fridge & freezer, tiled splashback, radiator, tiled flooring.

## LOUNGE DINER:

14'11" x 10'04" (4.55m x 3.15m)

Double glazed window to side, radiator, door to hallway.

## HALLWAY:

Small hall with doors to bedroom one, bedroom two, bathroom, loft hatch.

## BEDROOM ONE:

13'04" x 11'07" (4.06m x 3.53m )

Double glazed window to side, radiator, airing cupboard.

## BEDROOM TWO:

12'10" x 8'01" (3.91m x 2.46m)

Double glazed window to side, radiator.

## BATHROOM:

8'06" x 4'08" (2.59m x 1.42m)

Double glazed window to side, bath with shower over, low level W/C, pedestal hand basin, fully tiled, chrome heated towel rail.

## EXTERIOR:

## COMMUNAL COURTYARD:

Communal courtyard area with clothes hanging space, grassed area, access to on block garage.



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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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