



## Shimbrooks

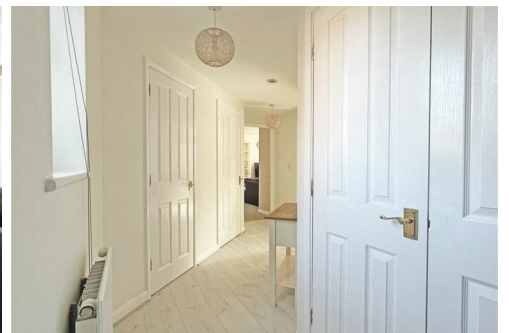
Great Leighs, Chelmsford, CM3 1SG

Leasehold  
Tax Band:

**Guide Price £230,000**



Boasting NO ONWARD CHAIN and offering a spacious 15' BAY-FRONTED lounge/diner, two DOUBLE bedrooms and ALLOCATED PARKING is this vacant GROUND FLOOR apartment. Benefiting from well-proportioned living accommodation, COMMUNAL GARDENS and 83 years remaining on current lease. Situated in the popular village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility. Ideal for first time buyers & investors!



# Shimbrooks, Great Leighs, Chelmsford, CM3 1SG

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to rear aspect, double storage/airing cupboard and additional storage cupboard, laminate flooring and smooth ceiling.

### LOUNGE / DINER:

15'26 x 12'19 (4.57m x 3.66m)

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

### KITCHEN:

12'19 x 6'27 (3.66m x 1.83m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher, breakfast bar, tiled flooring and smooth ceiling.

### BEDROOM ONE:

15'79 x 10'38 (4.57m x 3.05m)

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

### BEDROOM TWO:

11'38 x 8'65 (3.35m x 2.44m)

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

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

### 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.

## PARKING:

One allocated parking space to rear and free for all parking to property frontage.

## AGENTS NOTES:

Leasehold Information:

No. of years remaining on lease: 83

Service Charge: Approx £945 per annum

Council Tax Band: TBC

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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