HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Little Dominie Court, Fayrewood Drive

Leasehold
Tax Band: C

Great Leighs, Chelmsford, CM3 1GT

Guide Price £220,000

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Boasting a MODERN OPEN PLAN living space with NEWLY FITTED KITCHEN and lounge area with JULIETTE BALCONY plus an en-suite to master bedroom and bathroom is this TWO DOUBLE bedroom first floor apartment. Offered with a lengthy 131 YEAR LEASE, allocated parking with visitors space and benefiting from a RECENTLY REFITTED BOILER. Ideally situated in the sought after village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility, with convenient access to local amenities, A120/M11 & Chelmsford - Perfect for first time buyers!!

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

COMMUNAL ENTRANCE HALL:

ENTRANCE HALL:
Double glazed window to rear aspect, radiator, storage cupboard, wooden flooring, smooth ceiling.

LOUNGE:
15'02 x 10'03 (4.62m x 3.12m)
Radiator, wooden flooring, smooth ceiling, double glazed French doors to Juliette balcony.

KITCHEN / BREAKFAST ROOM:
11'08 x 9'04 (3.56m x 2.84m)
Double glazed Sash window to front aspect, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, space for washing machine, wall-mounted biter (in cupboard), wooden flooring and smooth ceiling.

MASTER BEDROOM:
12'09 x 10'10 (3.89m x 3.30m)
Double glazed window to front aspect, built-in wardrobes, radiator, wooden flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:
Enclosed shower unit with rain fall shower head, partly tiled walls, inset WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

BEDROOM TWO:
10'03 x 9'00 (3.12m x 2.74m)
Double glazed window to front aspect, radiator.

BATHROOM:
Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment and rain fall shower head, low level WC, heated towel rail, wooden flooring, smooth ceiling.

EXTERIOR:

COMMUNAL GARDENS:
The property has lawned areas surrounding the property for communal use.

PARKING:
The property is being sold with one allocated space, with further visitors spaces available.

AGENTS NOTES:
Leasehold Details:

131 years remaining on current lease.
Ground Rent: £270 per annum
Service Charge: Approx £2282 per annum

Council Tax Band: C

For further information 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.