



## Jeffcut Road

Chelmer Village, Chelmsford, CM2 6XN

**Guide Price £195,000**



Boasting TWO GOOD-SIZED BEDROOMS is this spacious and WELL PRESENTED ground floor apartment - with a generous, light & airy lounge, modern kitchen, refitted bathroom, PRIVATE PARKING for residents & visitors, plus a LONG LEASE and very reasonable service charges... making it an ideal purchase for FIRST TIME BUYERS or buy to let investors!



## advert summary

\*\*\*Guide Price Of ?200,000 - ?210,000 \*\*\*

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Ideally located on the edge of Chelmer Village - within walking distance to local shops, schooling and very speedy bus services to the city centre and it's mainline station!

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

### GROUND FLOOR:-

#### ENTRANCE HALL:

Entrance door to front, doors to bedroom one, bedroom two, lounge/diner, bathroom, airing cupboard housing the immersion tank, with space for a washing machine and tumble dryer, storage heater to wall.

#### LOUNGE DINER: (16'5" Max x 14'1" > 10'8")

Two double glazed windows to side, entrance to kitchen.

#### KITCHEN: (9'7" x 6'8")

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated electric hob with extractor over and splashback, low level oven, space for dishwasher, fridge freezer, part tiled walls, tiled flooring.

#### BEDROOM ONE: (13'6" x 8'4")

Double glazed window to side, built in wardrobe, currently

with a king size bed.

#### BEDROOM TWO: (10'5" x 6'6")

Double glazed window to side electric heater to wall.

#### BATHROOM:

Panel bath with shower over, pedestal hand wash basin, low level W/C, part tiled walls, tiled flooring.

#### EXTERIOR:

Lawned communal gardens to the rear of the property (ideal for picnic's & barbeques), allocated parking plus visitors parking available to the front of the property.

#### LEASEHOLD INFORMATION:

We have been advised the lease now has approx 95 years remaining.

Ground Rent - ?63 Per Quarter

Service Charges - ?97 PCM

#### AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

#### 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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