HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Park Avenue

Leasehold
Tax Band: A

Chelmsford, CM1 2AA

Guide Price £185,000

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Boasting a NEW KITCHEN & BATHROOM (Summer 2023) and a **BRAND-NEW EXTENDED LEASE** is this IMMACULATELY PRESENTED first floor maisonette within a SHORT WALK TO THE CITY CENTRE. Offering an entrance hall with brand-new front door, lounge diner, a FRONT GARDEN AREA with potential to install a dropped kerb to create a driveway to front, and NO service charges - absolutely ideal for commuters! Contact Hamilton Piers to view today!

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Entrance Porch:
Composite entrance door to front, stairs to first floor.

First Floor:

Landing:
Doors to bedroom, lounge.

Bedroom:
11'6" x 9'9" (3.51m x 2.97m)
Double glazed window to front, radiator, two fitted wardrobes, radiator.

Lounge:
12'11" x 11'4" max (3.94m x 3.45m max)
Glazed window to rear, door to kitchen, radiator, wood effect flooring.

Kitchen:
7'10" x 7" (2.39m x 2.13m)
Glazed window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated hob with extractor over, low level W/C, washing machine, fridge freezer, part tiled walls, loft access, door to shower room.

Shower Room:
7'1" x 6'1" (2.16m x 1.85m)
Double glazed window to rear, fully tiled double shower cubicle, vanity hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

Exterior:
Shingled front garden area to front with excellent potential for a dropped kerb to create a driveway, stp.

Leasehold Information:
Years Remaining 172 years
Service Charges: £0
Ground Rent: £0
Buildings Insurance: £394.00 per annum.

Agent Notes:
Council Tax Band: A

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.