HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Tamar Rise

Leasehold
Tax Band: B

Chelmsford, CM1 7QN

£220,000

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Being sold with NO ONWARD CHAIN is this GROUND FLOOR maisonette, boasting a spacious lounge, TWO DOUBLE BEDROOMS, modern kitchen and bathroom, also to be sold with an EXTENDED LEASE upon completion, a GARDEN AREA to the front and rear, and ideally located within WALKING DISTANCE TO THE CITY CENTRE and popular local schooling!

Tamar Rise, Chelmsford, CM1 7QN

Ground Floor:

Council Tax Band: B

Entrance Porch:
Obscure double glazed window to front and door to side, door to lounge.

Lounge:
15'1" x 11' (4.60m x 3.35m)
Double glazed window to front, doors to kitchen, inner hall, cupboard, radiator, wood effect flooring.

Kitchen:
9' x 8'2" (2.74m x 2.49m)
Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, hob with extractor over, space for washing machine, cupboard, wood effect flooring.

Inner Hall:
Doors to bedroom one, bedroom two, family bathroom, cupboard.

Bedroom One:
13'11" x 10'5" (4.24m x 3.18m)
Double glazed window to front, radiator, wood effect flooring.

Bedroom Two:
9'11" x 7'5" (3.02m x 2.26m)
Double glazed window to side, radiator, wood effect flooring.

Bathroom:
6'5" x 6'1" (1.96m x 1.85m)
Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, tiled walls and flooring.

Exterior:

Leasehold Information:
Lease to be extended length: TBC
Ground Rent: Approx £150 per annum
Service Charge: £0
Building Insurance: £585 per annum

Agent Notes:

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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.