



## Burnell Gate

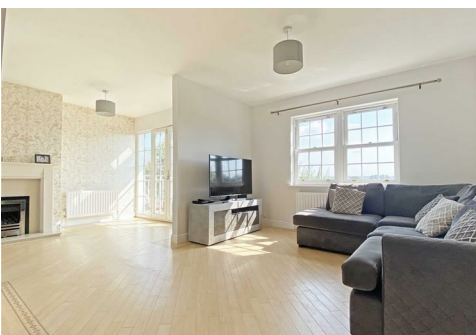
Chelmsford, CM1 6ED

Leasehold  
Tax Band: E

**Offers In Excess Of £350,000**



A unique, rarely available TWO-STOREY maisonette with THREE DOUBLE BEDROOMS - boasting an EN SUITE & DRESSING ROOM to the master bedroom and a BALCONY overlooking playing fields from the LARGE OPEN-PLAN LIVING AREA with adjoining modern kitchen. Further offering a modern bathroom, CARPORT PARKING with storage shed and a LONG LEASE with very reasonable service charges. Ideally located close to local schooling, shops/amenities and the City Centre. For sale with NO ONWARD CHAIN via Beaulieu's local property experts, Hamilton Piers.





# Burnell Gate, Chelmsford, CM1 6ED

## Ground Floor:

### Entrance Hall:

Entrance door to front, stairs to first floor, radiator, wood effect flooring.

### First Floor:

### Landing:

Double glazed sash window to rear, double glazed window to front, doors to open plan living area, bedroom three, family bathroom, cupboard, stairs to second floor, radiator.

### Open Plan Living Area:

22'8" x 18'10" > 15'7" (6.91m x 5.74m > 4.75m)

Two double glazed sash windows to rear, two double glazed sash windows to front, french doors to balcony, fireplace, two radiators, wood effect flooring, open to:-

### Kitchen:

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with stainless steel splashback and extractor over, fridge freezer, dishwasher, washing machine, wood effect flooring.

### Bedroom Three:

9'5" x 9'2" (2.87m x 2.79m)

Double glazed sash window to rear, radiator.

### Family Bathroom:

8'6" x 5'6" (2.59m x 1.68m)

Obscure double glazed window to rear, panel bath with shower mixer tap, low level W/C, pedestal hand wash basin, radiator, part tiled walls, wood effect flooring.

## Second Floor:

### Landing:

Double glazed window to front, doors to bedroom one, bedroom two, shower room / en-suite, loft access, radiator.

### Bedroom One:

14'3" > 13'4" x 13'6" (4.34m > 4.06m x 4.11m)

Double glazed sash window to rear, two velux windows to front, door to en-suite, two radiators, open to dressing room.

### Dressing Room:

13'4" x 7'9" (4.06m x 2.36m)

Two velux windows to front, two velux window to rear, fitted wardrobes, radiator.

### En-Suite:

6'2" x 6'1" (1.88m x 1.85m)

Obscure double glazed sash window to rear, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

### Bedroom Two:

14'3" > 13'4" x 8'7" (4.34m > 4.06m x 2.62m)

Double glazed sash window to rear, radiator.

### Exterior:

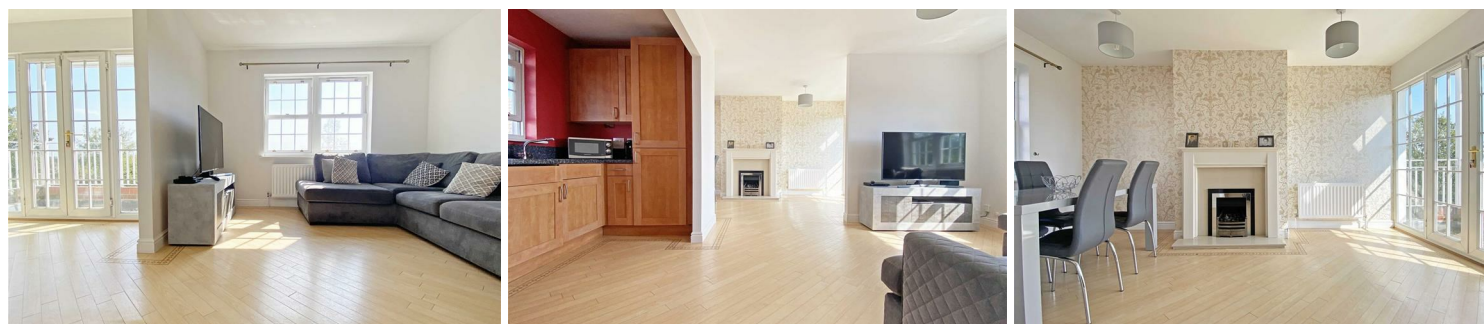
The property benefits from a carport with space for up to 2 cars, with external storage cupboard.

### Leasehold Information:

Service Charge: £1400 Per Annum.

Ground Rent: £325 Per Annum.

Years remaining: 101 Approx.



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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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