HAMILTON PIERS

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# Constable View

## Chelmsford, CM1 6ZE

**Fixed Asking Price £105,000**

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Located in North Springfield's sought-after RETIREMENT DEVELOPMENT is this spacious modern GROUND FLOOR maisonette that offers a SPACIOUS LOUNGE DINER, fitted kitchen & bathroom, one double and bedroom. Facilities include an optional 24hr emergency pull cord, communal laundry, and residents/visitors parking. For sale with NO ONWARD CHAIN.

# Constable View, Chelmsford, CM1 6ZE

## Ground Floor:-

### Entrance Porch:
UPVC entrance door to side, door to lounge diner.

### Lounge Diner:
18'10" x 11'11" > 6' (5.74m x 3.63m > 1.83m)
Double glazed window to front, door to inner hall, kitchen, two radiators, cupboard.

### Kitchen:
12'2" x 6' (3.71m x 1.83m)
Double glazed window to rear, range of wall and base units, rolled edge work surfaces wtih stainless steel sink inset, integrated double oven, hob with extractor over, washing machine, boiler to wall, part tiled walls.

### Inner Hall:
Doors to bedroom, shower room, cupboard and airing cupboard, radiator.

### Bedroom
12'2" x 8'9" (3.71m x 2.67m)
Double glazed window and door to rear, fitted wardrobes, cupboard, radiator.

### Shower Room
Fully tiled shower cubicle, vanity hand wash basin, low level W/C, radiator, tiled walls.

### Exterior:-
Communal gardens to front and rear, residents parking, communal laundry, 24 hour emergency pull cord system throughout (optional).

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.