HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Rookes Crescent

Chelmsford, CM1 3GN

Freehold
Tax Band: C

£235,000

2 2 1

Offered for sale with NO ONWARD CHAIN is this first floor apartment boasting TWO DOUBLE BEDROOMS with EN-SUITE, bathroom, kitchen, spacious lounge and EXTENDED LEASE, residents parking, ideal as a first time buy or buy to let! Call to view!

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Communal Entrance:
Secure telephone entry system, stairs to first floor, entrance door to flat.

Entrance Hall:
Double glazed window to rear, doors to lounge, bedroom one, bedroom two, bathroom.

Lounge:
14'6" > 12' x 13'10" (4.42m > 3.66m x 4.22m)
Double glazed window to front, double glazed french doors to Juliet balcony, storage heater, door to kitchen, wood effect flooring.

Kitchen:
9'3" x 8'6" (2.82m x 2.59m)
Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob, space for fridge freezer, washing machine, part tiled walls.

Bedroom One:
16'5" > 9'6" x 10'4" (5.00m > 2.90m x 3.15m)
Double glazed window to front, door to en-suite, storage heater, wood effect flooring.

En-Suite:
Fully tiled shower cubicle, wall mounted hand wash basin, low level W/C, part tiled walls.

Bedroom Two:
10'7" x 8'3" (3.23m x 2.51m)
Double glazed window to rear, storage heater.

Bathroom:
7'3" x 5'6" (2.21m x 1.68m)
Panel bath, wall mounted hand wash basin, low level W/C, part tiled walls, tiled flooring.

Agent Notes:
Council Tax Band: C

Leasehold Information:
Years Remaining: 189
Service Charge: £1489 Per Annum
Ground Rent: £125 Per Annum

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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.