HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Canvey Walk

Chelmsford, CM1 6LB

Guide Price £195,000

1 | 1 | 1 | C

WELL PRESENTED THROUGHOUT and offered for sale is this rarely available ground floor maisonette boasting a spacious lounge with private door opening to the IMMACULATE communal gardens, MODERN KITCHEN, re-fitted bathroom, double bedroom, with NEWLY FITTED WINDOWS & DOORS, ample residents parking, and a 968 YEAR LEASE. Call Hamilton Piers of Springfield to view!

Canvey Walk, Chelmsford, CM1 6LB

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

Entrance Hall:
Doors to lounge, bedroom, bathroom, cupboard.

Lounge:
14'9" x 10'4" (4.50m x 3.15m)
Double glazed window and door to rear communal gardens, door to kitchen, electric radiator, wood effect flooring.

Kitchen:
8'8" x 8'6" (2.64m x 2.59m)
Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with extractor over, space for washing machine, fridge freezer,

Bedroom:
12'6" x 8'9" (3.81m x 2.67m)
Two double glazed windows to front, electric radiator, fitted wardrobes

Bathroom:
7'2" x 5'7" (2.18m x 1.70m)
Obscure double glazed window to front, panel bath with shower over, low level W/C, pedestal hand wash basin, towel radiator.

Exterior & Parking:
Well maintained communal gardens, ample residents parking.

Leasehold Information:
Years Remaining on Lease: 968
Service Charge: £125 PCM including water rates & building insurance
Ground Rent: £0 PY

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.