



## Ramshaw Drive

Chelmsford, CM2 6UB

**£215,000**

Leasehold  
Tax Band: B



Boasting a SPACIOUS 21' LOUNGE DINER is this freshly decorated FIRST FLOOR apartment, ideally located within walking distance to local schools, shops and amenities. Being sold with NO ONWARD CHAIN and further offering an entrance hall, re-fitted bathroom, TWO BEDROOMS and ALLOCATED PARKING. Ideal for FIRST TIME BUYERS, or as a buy to let. Contact Hamilton Piers of Springfield to view today!



# Ramshaw Drive, Chelmsford, CM2 6UB

## COMMUNAL ENTRANCE:-

Secure telephone entry system, stairs to first floor, entrance door to apartment.

## ENTRANCE HALL:-

Secure private entrance to apartment, hallway leading to bedroom one, bedroom two, bathroom and living room, storage cupboard, electric wall mounted heater, carpet flooring.

## LOUNGE DINER:-

21'09" x 9'07" (6.63m x 2.92m)

Dual aspect double glazed windows to front and rear, wall mounted electric heater, carpet flooring and entrance to kitchen.

## KITCHEN:-

8'07" x 6'00" (2.62m x 1.83m)

Double glazed window to rear, matching wall and base units, rolled edge work surfaces, stainless sink with drainer and central mixer tap, electric oven and hob with extractor overhead, tiled splashbacks, space for fridge freezer and washing machine, new laminate flooring.

## BEDROOM ONE:-

11'00" x 8'08" (3.35m x 2.64m)

Double glazed window to front, wall mounted electric heater, built in double wardrobe, carpet flooring.

## BEDROOM TWO:-

11'01" >7'04" x 6'09" (3.38m >2.24m x 2.06m)

Double glazed window to front, wall mounted electric heater, carpet flooring.

## BATHROOM:-

6'00" x 6'08" (1.83m x 2.03m)

Double glazed opaque window to rear, p shaped bath with rainfall shower overhead, vanity hand wash basin, low level W/C, tiled walls, heated towel rail, laminate flooring.

## EXTERIOR:-

Well kept communal green to the front and allocated parking space.

## LEASEHOLD INFORMATION:-

89 years remaining on lease.

Annual Ground Rent approx £144.24

Annual service charge approx £1900

Annual building insurance - £235.85



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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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