



## Fawkner Close

Chelmsford, CM2 6UP

Leasehold  
Tax Band: B

**£260,000**



Offered for sale is this **IMMACULATELY PRESENTED** first floor maisonette, boasting a 20' **OPEN PLAN LIVING AREA**, modern bathroom, **NEWLY FITTED KITCHEN**, two good sized bedrooms, **LOW MAINTENANCE CHARGES**, well kept gardens (only shared with the ground floor maisonette) and **ALLOCATED PARKING**, call to view!



# Fawkner Close, Chelmsford, CM2 6UP

## Entrance Hall:

Composite entrance door to front, double glazed window to side, stairs to first floor.

## First Floor:

### Landing:

Double glazed window to side, doors to open plan living area, bedroom one, bedroom two, bathroom, cupboard, electric heater.

### Open Plan Living Area:

20'10" x 11'6" > 10'2" (6.35m x 3.51m > 3.10m)

Dual aspect double glazed windows to front and rear, electric heater, open plan to:-

### Kitchen:

Range of wall and base units, square edge work surfaces with sink inset, integrated low level oven, electric hob with glass splash back and extractor over, space for fridge freezer, washing machine.

### Bedroom One:

10'11" x 9'11" (3.33m x 3.02m)

Double glazed window to front, fitted wardrobes, electric heater.

### Bedroom Two:

9'4" x 6'4" (2.84m x 1.93m)

Double glazed window to rear, electric heater.

### Bathroom:

6'11" x 6'5" (2.11m x 1.96m)

Obscure double glazed window to rear, p shaped bath with shower over, low level W/C, pedestal hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

### Communal Gardens:

Well kept enclosed communal garden area.

### Leasehold Information:

Years Remaining; Approx 93

Service Charge: £68 PCM

Ground Rent: £50 Per Annum

## Agent Notes:

Council Tax Band: B



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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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