



Regiment Gate

Springfield, CM1 6BQ

Asking Price £110,250

Leasehold
Tax Band: B



Offered for sale with NO ONWARD CHAIN is this IMMACULATE first floor apartment, boasting a generous double bedroom, IMPRESSIVE 29'2" OPEN PLAN LIVING AREA with modern kitchen, well kept communal areas with an ALLOCATED parking space, with visitors parking available, within walking distance to local shops & the new Beaulieu train station. SHARED OWNERSHIP with 45% or 100% share available at £245,000! Contact Beaulieu's local property experts, Hamilton Piers, to view.



Regiment Gate, Springfield, CM1 6BQ

Communal Entrance:

Secure video entry system to front, stairs to first floor, entrance door to flat.

Entrance Hall:

Doors to open plan living area, bedroom, bathroom, two cupboards, wood effect flooring.

Open Plan Living Area:

29'2" x 11'11" > 8' (8.89m x 3.63m > 2.44m)

Three double glazed windows to front, radiator, wood effect flooring, open plan to:-

Kitchen:

Range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, fridge freezer, washing machine, slimline dishwasher, boiler to cupboard,

Bedroom:

14'1" x 9'8" (4.29m x 2.95m)

Double glazed window to side, fitted wardrobes, radiator.

Bathroom:

Obscure double glazed window to side, panel bath with shower over, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

Exterior:

Well kept communal spaces, with allocated parking space and visitors parking available.

Leasehold & Share Information:

Lease: Years Remaining 117.

Service Charge: £184.08 PCM

Rent on Remaining Share: £279.30 PCM

Ground Rent: £100 Per Annum



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

