



Shire Gate

Chelmsford, CM2 0FQ

Offers In Excess Of £225,000

Leasehold
Tax Band:
B



Boasting NO ONWARD CHAIN and an IMPRESSIVE 29' OPEN PLAN LIVING AREA with BALCONY providing views over Chelmsford's Cricket Ground & Central Park, plus TWO DOUBLE BEDROOMS, is this MODERN fourth floor apartment. Offering an entrance hall, modern open plan kitchen, modern bathroom, plus PRIVATE PARKING and ideally located just a short walk from Chelmsford City Centre & Station. Contact Hamilton Piers to view!



Communal Entrance:

Secure video entry system, stairs/lift to fourth floor, entrance door to flat.

Entrance:

Open plan to living area.

Open Plan Living Area:

29'1" x 17'3" > 10'5" (8.86m x 5.26m > 3.18m)

Double glazed window and door to rear balcony, entrance to inner hall, radiator, wood effect flooring, open plan to:-

Kitchen:

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated fridge freezer, low level oven, hob with stainless steel splash back and extractor over, space for washing machine, part tiled walls, tiled flooring.

Inner Hall:

Doors to bedroom one, bedroom two, bathroom, cupboard.

Bedroom One:

13'4" x 12'3" > 9'10" (4.06m x 3.73m > 3.00m)

Double glazed window to front, radiator.

Bedroom Two:

13'4" x 9'5" (4.06m x 2.87m)

Double glazed window to front, radiator.

Bathroom:

8' x 5'10" (2.44m x 1.78m)

Panel bath with shower mixer tap, wall mounted hand wash basin, low level W/C, towel radiator, part tiled walls, tiled flooring.

Leasehold Information:

Years Remaining: Approx 140 Years.

Service Charge: £4600 PA.

Ground Rent- £350 PA

Agent Notes:

Council Tax Band: D



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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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