



## Burnell Gate

Chelmsford, CM1 6ED

Leasehold  
Tax Band: D

**Offers In Excess Of £250,000**



Located on the highly regarded Beaulieu development, is this well presented GROUND FLOOR apartment, with TWO GOOD-SIZED BEDROOMS and an EN-SUITE to the master, and access to the family bathroom through bedroom two. Boasting an impressive DUAL ASPECT 18' OPEN PLAN living area, REMODELLED MODERN KITCHEN and allocated parking. Ideally located within WALKING DISTANCE to local schools, amenities and the soon-to-be-finished BEAULIEU STATION. Call Hamilton Piers of Springfield to book your viewing.



## COMMUNAL ENTRANCE:-

Secure entrance door with telephone entry system, leading to ground floor entrance to apartment.

## ENTRANCE:-

18'10" x 17'05" (5.74m x 5.31m)

Door to open plan living, dining and kitchen.

## LIVING DINING AREA:-

17'05" x 11'10" (5.31m x 3.61m)

Dual aspect double glazed bay window to front and window to rear with fitted blinds, two radiators, storage cupboard, laminate flooring.

## KITCHEN AREA:-

9'02" x 6'02" (2.79m x 1.88m)

Double glazed dual aspect window to rear with bay window to front with fitted blinds, roll top work surfaces with stainless drainer sink inset, gas hob with extractor over, matching wall and base units with boiler enclosed in cupboard (2 years old), integrated fridge/ freezer and oven with space for a washing machine, tiled flooring, hallway with doors to bathroom, Bedroom one and bedroom two.

## BATHROOM:-

6'05" x 6'02" (1.96m x 1.88m)

Double glazed opaque window to rear, bath with shower attachment, fully tiled, low level W/C, pedestal hand basin, radiator, tiled flooring.

## BEDROOM ONE:-

9'06" x 9'01" (2.90m x 2.77m)

Double glazed bay window to front with fitted blinds, two built in wardrobes, radiator and door leading to en-suite.

## EN-SUITE

9'05" x 3'02" (2.87m x 0.97m)

Double glazed opaque window to rear, fully tiled shower cubicle, low level W/C, pedestal hand basin, towel rail, radiator and tiled floor.

## BEDROOM TWO:-

9'08" x 6'03" x 8'01" (2.95m x 1.91m x 2.46m)

Double glazed window to rear with fitted blinds, door onto family bathroom, radiator. Used as an office, but does fit a queen bed.

## EXTERIOR:-

Allocated parking space to the rear of the property.

## LEASEHOLD INFORMATION:-

103 year remaining on lease

Ground Rent £300 PA

Service charge £1500 PA



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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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