



Mearns Place

Chelmsford, CM2 6TT

£125,000

Leasehold
Tax Band: A



Being sold with NO ONWARD CHAIN is this GROUND FLOOR, studio apartment, spacious lounge/bedroom, fitted kitchen, bathroom, private residents parking with visitors spaces, IDEAL FOR FIRST TIME BUYERS or as an investment, located in a quiet cul-de-sac in Chelmer Village. Contact Hamilton Piers, Chelmer Village's local specialists, to view!



Mearns Place, Chelmsford, CM2 6TT

Communal Entrance:

Well kept communal areas, door to flat.

Entrance Hall:

Doors to Living / Bedroom area, bathroom.

Lounge / Bedroom:

14'9" x 13'2" > 9'11" (4.50m x 4.01m > 3.02m)

Dual aspect double glazed windows to front and rear, door to kitchen, cupboard.

Kitchen:

9'3" x 5'4" (2.82m x 1.63m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with extractor over, space for fridge freezer, washing machine, part tiled walls, wood effect flooring.

Bathroom:

6'1" x 5'6" (1.85m x 1.68m)

Panel bath with shower over, low level W/C, pedestal hand wash basin, airing cupboard, part tiled walls.

Exterior:

Allocated parking with visitors spaces available, well kept communal gardens.

Leasehold Information:

Years Remaining: Approx 950

Service Charge: £1300 Per Annum.

Ground Rent: £0



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

