



## Navigation Yard

Chelmsford, CM2 6HZ

**Asking Price £275,000**



Leasehold  
Tax Band: D

Boasting NO ONWARD CHAIN and an IMPRESSIVE 24' OPEN PLAN LIVING AREA with a JULIETTE BALCONY, plus TWO DOUBLE BEDROOMS, is this well presented first floor apartment. Offering an entrance hall, modern open plan kitchen, bathroom, plus ALLOCATED PARKING and ideally located just a short walk from Chelmsford City Centre & Station. Perfect for first time buyers or investors, with a potential rental Rental yield of £1550pcm. Contact Hamilton Piers to view!



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## COMMUNAL ENTRANCE:

Secure buzzer/code entry system into communal entrance, with stairs to first floor apartment.

## FIRST FLOOR:

### ENTRANCE HALL:

Secure entrance door into apartment, hallway- radiator, wood effect flooring, doors to-

### BATHROOM:

6'08" x 5'10" (2.03m x 1.78m)

Bath with shower over, extractor fan, wall mounted hand basin, low level W/C, fully tiled, chrome heated towel rail, vinyl flooring.

### STORAGE CUPBOARD:

Large cupboard, fuse box.

### BEDROOM ONE:

16'11" x 9'07" (5.16m x 2.92m)

Double glazed window to rear, radiator, wood effect flooring.

### BEDROOM TWO:

11'11" x 9'08" (3.63m x 2.95m)

Double glazed window to rear, radiator, wood effect flooring.

### OPEN PLAN LIVING SPACE/ KITCHEN:

24'04" x 18'02" >13'11" (7.42m x 5.54m >4.24m)

### KITCHEN:

Dual aspect open plan living space with x2 double glazed windows to rear, and french doors with Juliette balcony to front, square edge worktops, stainless drainer sink inset, gas hob with extractor over, integrated oven, washing machine, slimline dishwasher, matching wall and base units with cupboard housing boiler, space for fridge freezer, vinyl flooring.

### LOUNGE/DINER:

Dual aspect open plan living space with x2 double glazed windows to rear, and french doors with Juliette balcony to front, x3 radiators, wood effect flooring.

## EXTERIOR:

### PARKING & LEASEHOLD INFORMATION:

Code entry barrier into carpark, allocated parking for one vehicle.

Years remaining on lease- 104yr

Ground Rent £100 every 6 months

Annual service charge £2,577.64

Biannual reserve fund £55.24



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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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