



## Wood Street

Chelmsford, CM2 9BJ

**£255,000**

Freehold  
Tax Band:



Being sold with NO ONWARD CHAIN is this well proportioned and rarely-available GROUND-FLOOR APARTMENT, boasting TWO DOUBLE BEDROOMS with an EN SUITE to the master and a SINGLE GARAGE, also offering a SPACIOUS 16' LOUNGE DINER, lawned communal areas, private residents parking, and a LONG LEASE with VERY COMPETITIVE SERVICE CHARGES! Ideally situated within a short distance to Chelmsford's CITY CENTRE. Contact Hamilton Piers to view.



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### Communal Entrance:

Secure telephone entry system, door to flat.

### Entrance Hall:

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

### Lounge:

16'3" x 12'6" (4.95m x 3.81m)

Two double glazed windows to front, door to kitchen, radiator.

### Kitchen:

12'11" x 8'1" (3.94m x 2.46m)

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 washing machine, dishwasher, fridge freezer, radiator, part tiled walls, wood effect flooring.

### Bedroom One:

12'8" x 12'5" > 11'4" (3.86m x 3.78m > 3.45m)

Two double glazed windows to rear, door to en-suite, fitted wardrobes, radiator.

### En-Suite:

Fully tiled shower cubicle, pedestal hand wash basin, low level W/C, radiator, part tiled walls.

### Bedroom Two:

10' x 7'9" (3.05m x 2.36m)

Two double glazed windows to rear, radiator.

### Bathroom:

6'7" x 6'6" (2.01m x 1.98m)

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

### Exterior:

Private garage with residents parking, well maintained communal gardens.

### Leasehold Information:

Approximately 102 Years remaining on the lease.

Service Charge: £1231 PA (Can be on a monthly basis)

Ground Rent: £150 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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