



## Upper Chase

Chelmsford, CM2 0BN

**£264,995**



An IMMACULATELY PRESENTED modern first floor apartment that boasts an IMPRESSIVE OPEN-PLAN LIVING SPACE with modern fitted kitchen and PRIVATE BALCONY, plus two good-sized bedrooms with an EN SUITE to master, spacious hallway, modern bathroom, private allocated parking, VERY REASONABLE SERVICE CHARGES, a long lease and gas central heating. Ideally located WITHIN WALKING DISTANCE TO THE CITY CENTRE & IT'S MAINLINE TRAIN STATION. Ideal for first time buyers or commuters!



# Upper Chase, Chelmsford, CM2 0BN

Entrance via communal door and hallway

The accommodation, with approximate room sizes, is as follows:

## ACCOMMODATION:-

### ENTRANCE HALL:

Double glazed window to front, radiator, storage cupboard.

### LOUNGE / DINER: (15' x 12'4" excl kitchen)

An impressively-sized triple aspect lounge diner that is open plan to the kitchen and offers window to side with views over greensward, door to PRIVATE BALCONY.

### KITCHEN:

Double glazed window to front, matching wall and base units with roll top worksurfaces and stainless steel sink inset, built in electric oven and gas hob with stainless steel extractor hood over, integrated fridge freezer & washing machine, gas central heating boiler to wall.

### MASTER BEDROOM: (10'3" x 9'5")

Double glazed window to rear, radiator, door to ensuite.

### EN SUITE:

Enclosed shower unit, low level WC, part tiled walls, wash hand basin, chrome towel radiator.

### BEDROOM TWO: (11'3" x 8'6")

Double glazed window to rear, radiator.

### BATHROOM:

Double glazed window to front, panelled bath with shower

attachment, low level WC, wash hand basin, partly tiled walls, chrome towel radiator.

## EXTERIOR:

### COMMUNAL GARDENS:

Communal gardens are mainly laid to lawn, communal bin area and bike raking.

### PARKING:

The property comes with one allocated space and visitor parking is on a first come first serve basis.

## LEASEHOLD INFORMATION:

111 years approx remaining on lease.  
Service charge of £109.92 per month.  
Ground rent of £300 per annum.

## AGENTS NOTES:

CCcontact Hamilton Piers of Chelmsford to view!



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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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