HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Nicholas Court

Chelmsford, CM1 4XE

Leasehold
Tax Band:

£125,000

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Located in Newland Springs sought-after RETIREMENT DEVELOPMENT for over 55's is this spacious first floor maisonette that offers a SPACIOUS LOUNGE DINER, fitted kitchen & MODERN BATHROOM, two good sized bedrooms. Facilities include an optional 24hr emergency pull cord, communal laundry, and residents/visitors parking. For sale with NO ONWARD CHAIN.

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Entrance Hall:
UPVC entrance door to side, velux window, stairs to first floor, doors to lounge, bedroom one, bedroom two, shower room, cupboard, loft access.

Lounge:
16' x 11'8" > 10'4" (4.88m x 3.56m > 3.15m)
Two double glazed window to front, two radiators, door to kitchen.

Kitchen:
10'2" x 6'6" (3.10m x 1.98m)
Double glazed window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for under counter fridge and freezer, cooker with extractor over, boiler to wall, part tiled walls.

Bedroom One:
12' x 11' > 9'3" (3.66m x 3.35m > 2.82m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two:
8'8" x 7'6" (2.64m x 2.29m)
Double glazed window to rear, fitted wardrobes, radiator.

Shower Room:
Walk in double shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Exterior & Facilities:
Communal gardens to front and rear, residents parking, communal laundry, 24 hour emergency pull cord system throughout (optional).

Agent Notes:
Council Tax Band: B
Service Charge: £165 PCM
Lease Length: 99 Years Remaining

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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.