



## Larkspur Court, Candytuft Road

Springfield ,Chelmsford, CM1 6QX

**£172,500**



A well presented ground floor apartment that boasts an EXTENDED LEASE plus entrance hall, spacious lounge diner, fitted kitchen and bathroom, residents parking, and very well kept communal areas. IDEAL FOR FIRST TIME BUYERS or as a buy-to-let investment.



## advert summary

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

### GROUND FLOOR:-

### COMMUNAL HALLWAY:

Entrance door to front, entrance door to flat.

### ENTRANCE HALL:

Entrance door to side aspect, airing cupboard, doors to bedroom one, bedroom two, family bathroom & lounge/diner.

### LOUNGE/DINER: (15'9" x 11'4")

Double glazed window to rear, two storage heaters, door to kitchen.

### KITCHEN: (8'6" x 8'6")

Double glazed window to rear, range of wall & base units, rolled edge work surfaces with stainless steel sink inset, space for cooker (with extractor over), washing machine & fridge freezer, storage cupboard, part tiled walls.

### BEDROOM ONE: (12'7" x 9'3")

Double glazed window to front, storage heater.

### BEDROOM TWO: (8'11" x 6'10")

Double glazed window to front, storage heater.

### BATHROOM:

Panel bath with shower over, low-level WC, vanity hand wash basin, tiled walls.

### EXTERIOR:

Lawned communal gardens to the front of the property (ideal for picnics & barbeques), residents parking available to the rear & side of the property.

### LEASEHOLD INFORMATION:

The lease has been extended and now boasts 92 years remaining.

Ground rent - £90 per annum

Service Charges - £102 PCM.

### AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers

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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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