



Wavell Close

Chelmsford, CM1 6FQ

Leasehold
Tax Band:

Offers In Excess Of £215,000



Boasting TWO DOUBLE BEDROOMS and a STUDY is this first floor apartment, further offering GAS CENTRAL HEATING, a spacious lounge diner, re-fitted kitchen, bathroom, loft space, LOW MAINTENANCE CHARGES, well kept communal gardens & residents parking. Call Springfield's local property experts, Hamilton Piers, to view!



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Communal Entrance:

Secure telephone entry system, stairs to first floor, entrance door to flat.

Years Remaining: 90 Approx
Service Charge: £1175 Per Annum
Ground Rent: £10 Per Annum

Entrance Hall:

Entrance door to front, doors to lounge, bedroom one, bedroom two, bathroom, study/utility cupboard, radiator, two cupboards, wood effect flooring.

Lounge:

16' x 10'5" (4.88m x 3.18m)

Double glazed window to front, door to kitchen, radiator.

Kitchen:

12'5" x 8'2" max (3.78m x 2.49m max)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, induction hob with extractor over, washing machine, space for fridge freezer, boiler to cupboard, radiator. part tiled walls, wood effect flooring.

Bedroom One:

12'11" x 10'1" (3.94m x 3.07m)

Double glazed window to front, radiator.

Bedroom Two:

12'10' x 7'5" (3.91m x 2.26m)

Double glazed window to front, radiator.

Bathroom:

7'9" max x 6' (2.36m max x 1.83m)

Obscure double glazed window to rear, panel bath with shower over, low level W/C, vanity hand wash basin, radiator, tiled walls and flooring.

Study:

7'5" x 4' (2.26m x 1.22m)

Wood effect flooring.

Exterior:

Residents parking, well kept communal gardens and bike storage.

Leasehold Information:



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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