



## Wood Street

Chelmsford, CM2 9BJ

Leasehold  
Tax Band:

**Guide Price £245,000**



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.



## Wood Street, Chelmsford, CM2 9BJ

### 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: £1731 PA (Can be on a monthly basis)

Ground Rent: £150 PA



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

