



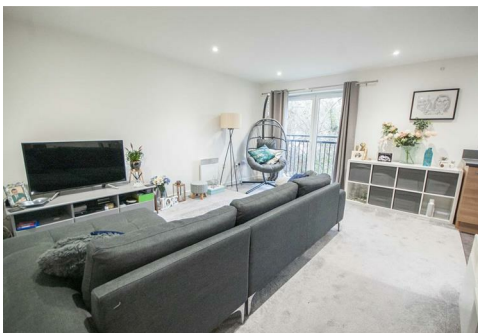
Writtle Road

Nr City Centre, Chelmsford, CM1 3WQ

Guide Price £225,000



PRICED TO SELL, located within walking distance to the CITY CENTRE, and boasting TWO DOUBLE BEDROOMS with an EN SUITE to master is this ABSOLUTELY IMMACULATE first floor apartment that offers a modern open plan lounge/diner with JULIETTE BALCONY and the adjoining MODERN KITCHEN, plus modern bathroom, entrance hall, CARPORT PARKING, very competitive service charges and a LONG LEASE! Ideal for first time buyers and commuters!



Writtle Road, Nr City Centre, Chelmsford, CM1 3WQ

GUIDE PRICE £225,000 - £230,000

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

GROUND FLOOR:-

ENTRANCE:

Secure telephone entrance door to block, stairs to first floor, entrance door to apartment.

FIRST FLOOR:-

ENTRANCE HALL:

Doors to open plan living area, bedroom one, bedroom two, bathroom, airing cupboard, electric heater.

OPEN PLAN LIVING AREA: (19'5" > 12'4" x 15'1")

LOUNGE/DINER:

Double glazed french doors to juliet balcony, two electric heaters, open plan to:-

KITCHEN:

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with stainless steel splashback and extractor over, space for fridge freezer, washing machine.

BEDROOM ONE: (11'10" x 8'7")

Double glazed window to front, door to en-suite, fitted wardrobes, electric heater.

EN-SUITE:

Obscure double glazed window to side, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, part tiled walls, wood effect flooring.

BEDROOM TWO: (10'6" x 8'1")

Double glazed window to side, electric heater.

BATHROOM:

Panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, part tiled walls.

EXTERIOR:

Allocated carport parking available to rear with shed.

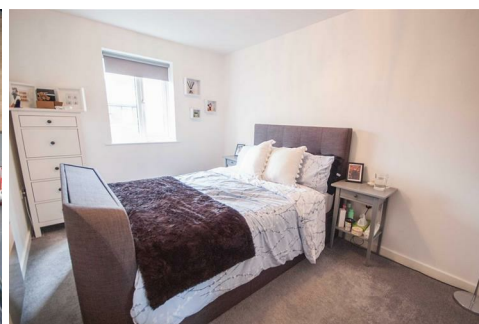
AGENTS NOTES:

Ground rent & Service Charge: £620 Bi-Annually

Lease: 110 years remaining.

If you have any further questions regarding this property, please call 01245 269 777.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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