HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Wood Street

Chelmsford, CM2 9BJ

Leasehold
Tax Band: D

£270,000

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Boasting a GARAGE and TWO DOUBLE BEDROOMS with an EN SUITE to the master is this first floor apartment centrally located in Chelmsford being sold with NO ONWARD CHAIN and further offering a modern kitchen with NEWLY FITTED BOILER, modern bathroom, SPACIOUS 16' LOUNGE DINER, lawned communal areas, private residents parking, and a LONG LEASE with VERY COMPETITIVE SERVICE CHARGES! Viewings are a must!

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Communal Entrance:
Telephone entry system, stairs to first floor, entrance door to flat.

Entrance Hall:
Entrance door to front, doors to lounge diner, bedroom one, bedroom two, bathroom, cupboard, airing cupboard, radiator.

Lounge Diner: - 4.98m x 4.45m > 3.84m (16'4" x 14'7" > 12'7")
Two double glazed windows to front, door to kitchen, radiator.

Kitchen: - 3.96m x 2.44m (13' x 8')
Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, boiler to wall, space for washing machine, tumble dryer, fridge freezer, part tiled walls, wood effect flooring.

Bedroom One: - 3.86m x 3.76m (12'8" x 12'4")
Two double glazed windows to rear, door to en-suite, fitted wardrobes, radiator.

En-Suite:
Fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Bedroom Two: - 3.05m x 2.36m (10' x 7'9")
Two Double glazed windows to rear, radiator.

Bathroom:
Jacuzzi bath with shower mixer tap, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Exterior:-
Garage with residents parking, well maintained communal gardens.

Leasehold Information:- - Approximately 104 Years remaining on the lease.
Service Charge: £1774pa
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.