HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Crompton Street

Leasehold
Tax Band:

Chelmsford, CM1 3GP

£159,500

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Offered for sale with NO ONWARD CHAIN is this well presented GROUND FLOOR APARTMENT boasting a good sized DOUBLE BEDROOM, spacious lounge, located within walking distance to Chelmsford's mainline Station. Offering a SPACIOUS LOUNGE/DINER, fitted kitchen, entrance hall, fitted bathroom and PRIVATE PARKING for residents. Ideal as a first time buy, for commuters or buy to let!

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Ground Floor:

Communal Entrance:
Secure telephone entry system, door inner hall, entrance door to flat

Entrance Hall:
Doors to lounge diner, bedroom one, bedroom two, family bathroom, airing cupboard, wood effect flooring.

Lounge Diner:
14'7" x 14'1" (4.45m x 4.29m)
Double glazed window to front, storage heater, door to kitchen, wood effect flooring.

Kitchen:
11' x 6' (3.35m x 1.83m)
Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated hob with extractor over, low level oven, space for fridge freezer, washing machine, part tiled walls, wood effect flooring.

Bedroom:
12'6" x 9'11" > 8'5" (3.81m x 3.02m > 2.57m)
Two double glazed windows to rear, storage heater, wood effect flooring.

Family Bathroom:
7'5" x 6' (2.26m x 1.83m)
Panel bath with shower over, wall mounted hand wash basin, low level W/C, part tiled walls.

Leasehold Information:
Years Remaining: 77 approx
Service Charge: £1600 Per Annum
Ground Rent: £125 Per Annum

Agent Notes:
Council Tax Band: B

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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