HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Wickham Crescent

Leasehold
Tax Band: C

Chelmsford, CM1 4WD

£230,000

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Hamilton Piers are pleased to for sale is this well presented GROUND FLOOR apartment, boasting TWO GOOD SIZED BEDROOMS, spacious lounge diner, modern kitchen, family bathroom and TWO ALLOCATED PARKING SPACES. Ideally located within walking distance to local schools, shops, Chelmsford city centre & it's mainline train station.

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Ground Floor:

Communal Entrance:
Secure video entry system, entrance door to flat.

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

Lounge Diner:
18'5" x 13'3" > 11'2" (5.61m x 4.04m > 3.40m)
Two double glazed windows to front, fireplace, door to kitchen, electric heater.

Kitchen:
8'4" x 8'1" (2.54m 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, hob with extractor over, space for washing machine, fridge freezer, part tiled walls.

Bedroom One:
11'7" x 11'2" (3.53m x 3.40m)
Double glazed window to rear, electric heater.

Bedroom Two:
9'5" x 8'1" (2.87m x 2.46m)
Double glazed window to rear, electric heater.

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

Exterior:
Allocated parking for 2 cars, well kept communal gardens.

Leasehold Information:
Year remaining: Approx 99.
Service Charge: £115 PCM
Ground Rent: £200 PA.

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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.