



## Rookes Crescent

Chelmsford, CM1 3GF

Leasehold  
Tax Band:

**£230,000**



Boasting an EXTENDED LEASE plus the benefit of an EN-SUITE and TWO DOUBLE BEDROOMS is this IMMACULATELY PRESENTED second floor apartment located within walking distance to Chelmsford's mainline Station. Offering a SPACIOUS LOUNGE/DINER, fitted kitchen, entrance hall, fitted bathroom, newly fitted electric radiators and PRIVATE PARKING for residents. Ideal as a first time buy, for commuters or buy to let!



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## Communal Entrance:

Secure telephone entry system, stairs to second floor, entrance door to flat.

## Entrance Hall:

Doors to lounge, bedroom one, bedroom two, bathroom, airing cupboard, wood effect flooring.

## Lounge:

14'6" x 13'10" (4.42m x 4.22m)

Double glazed french doors to juliet balcony, door to kitchen, electric radiator, wood effect flooring.

## Kitchen:

9'1" x 9'1" (2.77m x 2.77m)

Two double glazed windows to front, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, electric hob with extractor over, space for fridge freezer, washing machine, slimline dishwasher, part tiled walls, tiled flooring.

## Bedroom One:

12'6" x 12'3" (3.81m x 3.73m)

Two double glazed windows to front, door to en-suite, electric radiator, wood effect flooring.

## En-Suite:

9'9" x 4'8" (2.97m x 1.42m)

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

## Bedroom Two:

14'6" > 12'2" x 11'1" max (4.42m > 3.71m x 3.38m max)

Double glazed window to front, electric radiator, wood effect flooring.

## Bathroom:

7'3" x 6'6" (2.21m x 1.98m)

Panel bath, low level W/C, wall mounted hand wash basin, part tiled walls, tiled flooring.

## Leasehold Information:

Years Remaining: 120 Approx.

Service Charge: £1600 Per Annum.

Ground Rent: £200 Per Annum.

## Agent Notes:

Council Tax Band: B



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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.

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