HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

# Trenchard Crescent

Leasehold
Tax Band: A

## Springfield, Chelmsford, CM1 6FG

**Asking Price £210,000**

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Boasting TWO DOUBLE BEDROOMS and a spacious lounge diner is this WELL PRESENTED first floor apartment, located in the heart of North Springfield. Benefiting from a 93 YEAR LEASE with low service charges & ground rent… ideal for first time buyers! With residents parking, well-kept communal gardens and situated in a quiet CUL-DE-SAC position -within walking distance to local shops/amenities & popular schools. Call Hamilton Piers, Springfield's leading local property experts, to book your viewing today!

# Trenchard Crescent, Springfield, Chelmsford, CM1 6FG

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

## COMMUNAL ENTRANCE:
Secure buzzer entry system with stairs to first floor apartment.

## HALLWAY:
New composite entrance door into hallway with doors to- bedroom one, bedroom two, bathroom, lounge/ diner, airing cupboard, storage/wardrobe space, wood effect flooring.

## LOUNGE/DINER:
15'04" x 10'06" (4.67m x 3.20m)
Double glazed window to rear, radiator, wood effect flooring, door into kitchen.

## KITCHEN:
12'08" x 8'02" (3.86m x 2.49m)
Double glazed window to front, square edge worktops with stainless drainer sink inset, electric hob with extractor over, matching wall and base units, integrated oven, space for fridge freezer, dishwasher, washing machine and tumble dryer, tiled splashbacks and tiled flooring, storage cupboard housing boiler.

## BEDROOM ONE:
12'04" x 10'01" (3.76m x 3.07m)
Double glazed window to rear, radiator.

## BEDROOM TWO:
12'04" x 7'02" (3.76m x 2.18m)
Double glazed window to rear, radiator.

## BATHROOM:
7'01" x 6'05" (2.16m x 1.96m)
Double glazed window to front, bath with shower over, vanity hand basin, low level W/C, chrome heated towel rail, fully tiled.

## EXTERIOR:
Well kept communal garden for use of residents.

## PARKING:
Ample resident parking included.

## LEASEHOLD INFORMATION:
93 years remaining on lease.
Ground rent- £10 per annum
Service charge- £76 pcm

For further information regarding this property, please contact Hamilton Piers.

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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.