



## Parkinson Drive

Chelmsford, CM1 3GW

**£205,000**



Boasting an EXTENDED LEASE is this top floor apartment, offering TWO GOOD SIZED BEDROOMS, fitted kitchen newly fitted oven and hob, SPACIOUS LOUNGE DINER, re-fitted bathroom, private residents parking, ideal as a first time buy or buy to let! Call to view!



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### Communal Entrance:-

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

### Entrance Hall:

Doors to lounge diner, bedroom one, bedroom two, bathroom, cupboard, loft access.

### Lounge Diner:

14'3" x 13'9" (4.34m x 4.19m)

Two double glazed windows to rear, storage heater, door to kitchen.

### Kitchen:

10'10" x 6' (3.30m x 1.83m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with extractor over, space for fridge freezer, washing machine, dishwasher, part tiled walls,

### Bedroom One:

12'11" x 9'9" (3.94m x 2.97m)

Double glazed window to front, storage heater.

### Bedroom Two:

10' x 6'11" (3.05m x 2.11m)

Double glazed window to front, storage heater.

### Bathroom:

Panel bath with shower over, wall mounted hand wash basin, low level W/C, part tiled walls, wood effect flooring.

### Exterior:-

Residents private parking, with further on street parking available, well kept communal areas.

### Leasehold Information:-

The lease has recently approximately 169 years remaining.

Service Charge: £110 PCM

Ground Rent: £ 200 Per Annum



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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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