



## Brook Street

Chelmsford, CM1 1UE

Leasehold  
Tax Band: B

**Asking Price £230,000**



A well presented fourth floor CITY CENTRE apartment, boasting an UPDATED KITCHEN & BATHROOM, and the SPACIOUS 18' OPEN-PLAN LOUNGE, plus two good-sized bedrooms, entrance hall, ALLOCATED PARKING SPACE with visitor vouchers included, LIFTS TO ALL FLOORS and a long 97 year lease. Ideally situated within a very short walk to Chelmsford high street & mainline train station. Contact Hamilton Piers of Chelmsford to view!





## COMMUNAL ENTRANCE:

Secure buzzer entry system into building, lobby with stairs and lift to 4th floor and door to apartment,

## ENTRANCE HALL:

Doors to open plan living space and kitchen, bedroom one, bedroom two, bathroom, storage cupboard housing fuse box and water tank, wood flooring.

## BEDROOM ONE:

13'04" x 9'09" (4.06m x 2.97m)

Double glazed window to rear, built in wardrobes, wood flooring.

## BEDROOM TWO:

9'07" x 8'06" > 6'11" (2.92m x 2.59m > 2.11m)

Double glazed window to rear, wood flooring.

## BATHROOM:

8'07" x 4'11" (2.62m x 1.50m)

Re-fitted bathroom- bath with shower over, wall mounted hand basin, low level W/C, extractor fan, heated towel rail, fully tiled.

## OPEN PLAN LIVING SPACE:

18'07" x 13'01" > 9'09" (5.66m x 3.99m > 2.97m)

## LOUNGE DINING SPACE:

13'01" x 12'04" (3.99m x 3.76m)

X2 Double glazed windows to rear, electric heater, wood flooring, arch into kitchen area.

## KITCHEN:

9'09" x 6'03" (2.97m x 1.91m)

Square edge worktops with stainless drainer sink inset, NEFF induction hob with extractor over, integrated fridge freezer, dishwasher, oven, washer/dryer, matching wall and base units, tiled splashbacks, wood effect flooring.

## PARKING:

One allocated parking space with 28 visitor vouchers included per quarter.

## LEASEHOLD INFORMATION:

97 years remaining on lease

Ground Rent- £0

Service Charge- Approx £2400 PA (Water and buildings insurance included in service charge)



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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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