



## Hobart Close

Chelmsford, CM1 2FN

Leasehold  
Tax Band:

**£230,000**



Boasting a VERY LONG LEASE plus two DOUBLE bedrooms and ALLOCATED PARKING is this IMMACULATELY PRESENTED ground floor apartment. Offering a spacious 17' lounge/diner & modern kitchen, REFITTED BATHROOM plus additional loft space. Located within walking distance of local shops/amenities & just over 2 miles to Chelmsford Mainline Station & City Centre. Ideal for first time buyers & investors!



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### Communal Entrance:

Secure telephone entry system, door to flat.

### Entrance Hall:

Two double glazed windows to rear, doors to lounge diner, bedroom one, bedroom two, family bathroom, electric heater, cupboard, airing cupboard, wood effect flooring.

### Lounge Diner:

17'3" x 10'9" (5.26m x 3.28m)

Double glazed window to rear, french doors to front, entrance to kitchen, electric heater, wood effect flooring.

### Kitchen:

7'5" x 7'3" (2.26m x 2.21m)

Double glazed window to front, range of wall and base units,, rolled edge work surfaces with stainless steel sink, electric hob with extractor over, low level oven, fridge freezer, washing machine, part tiled walls, tiled flooring.

### Bedroom One:

13'8" x 9' (4.17m x 2.74m)

Double glazed window to front, electric heater.

### Bedroom Two:

9'9" x 8'1" (2.97m x 2.46m)

Double glazed window to front, electric heater.

### Family Bathroom:

7'4" x 5'7" (2.24m x 1.70m)

Panel bath with shower over, pedestal hand wash basin, low level W/C, towel radiator, part tiled walls, tiled flooring.

### Agent Notes:

Council Tax Band: C

### Leasehold Information:

Year Remaining: 134 Approx

Service Charge: £139.28 PCM

Ground Rent: £330 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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