



## Belvawney Close

Chelmsford, CM1 4YR

**£155,000**

Leasehold  
Tax Band: A



Offered for sale with NO ONWARD CHAIN is this GROUND FLOOR maisonette that offers a spacious lounge, both a MODERN SHOWER ROOM and KITCHEN, gas central heating and private residents parking. An ideal property for those looking to downsize/retire locally, as a first time purchase, or even as a buy to let. Contact Hamilton Piers to view!



# Belvawney Close, Chelmsford, CM1 4YR

---

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, double glazed window to side, doors to lounge, shower room, bedroom, cupboard, radiator.

### Lounge:

11'5" x 10'2" (3.48m x 3.10m)

Double glazed window to front, door to kitchen, cupboard, radiator.

### Kitchen:

8'9" x 6'11" (2.67m x 2.11m)

Double glazed window to rear, boiler to cupboard, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, cooker.

### Bedroom:

9'10" x 6'11" (3.00m x 2.11m)

Double glazed window to rear, radiator.

### Shower Room:

6'9" x 5'3" (2.06m x 1.60m)

Shower cubicle, vanity hand wash basin, low level W/C, radiator.

### Exterior:

Private residents parking.

### Leasehold Information:

Years Remaining: Approx 89

Service Charge: £147 Per Quarter

Ground Rent: £10 Per Annum



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

