HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Shearers Way

Boreham, Chelmsford, CM3 3AE

£184,995

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Boasting TWO GOOD-SIZED BEDROOMS and a BRAND NEW LEASE EXTENSION upon completion is this ground floor apartment that offers a 15' LOUNGE DINER, refitted kitchen & bathroom, private parking for residents & visitors, and well kept communal grounds. VIEW TODAY!

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

GROUND FLOOR:-
Secure telephone entry to block, entrance door to flat.

ENTRANCE HALL:
Doors to lounge, kitchen, bedroom one, bedroom two, bathroom, storage heater, cupboard.

LOUNGE: (15'2" x 12'5"?> 9'2")
Double glazed window to front, storage heater.

KITCHEN: (8'2" x 7'6")
Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge & freezer, washing machine and cooker.

BEDROOM ONE: (11'8" x 8'11"")
Double glazed window to rear, storage heater, built in wardrobes.

BEDROOM TWO: (8'9" x 7'6")
Double glazed window to rear, storage heater.

BATHROOM:
Panel bath with shower over, pedestal hand wash basin, low level W/C.

EXTERIOR:
Residents Garden area - ideal for picnics/bbqs! Residents private allocated parking with ample visitors parking.

LEASEHOLD INFORMATION:
A brand new extended lease will be provided upon completion (exact details tbc, likely to be no less than 125 years)
Service charge - £1000 per year approx.
Ground rent £50 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.