



## Snowdrop Close

Chelmsford, CM1 6XD

**£189,995**

Leasehold  
Tax Band:



Boasting an EXTENDED LEASE OF 114 YEARS is this WELL PRESENTED first floor apartment that boasts a spacious lounge diner, entrance hall, REFITTED KITCHEN & BATHROOM, residents parking, lawned communal grounds, and for sale with NO ONWARD CHAIN! Contact Springfield's No1 Agent, Hamilton Piers, to view!

MORE PHOTOS TO FOLLOW.

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

### GROUND FLOOR:-

#### COMMUNAL ENTRANCE:

Phone entry system entrance door to front, stairs to first floor.

### FIRST FLOOR:-

#### ENTRANCE HALL:

Doors to bedroom one, bedroom two, lounge diner, bathroom, storage cupboard, wood effect flooring.

#### LOUNGE DINER: (16'3" x 11'5")

Dual aspect double glazed window to front and side, door to kitchen, two electric heaters, wood effect flooring.

#### KITCHEN: (8'7" x 8'7")

Double glazed window to side, range of wall and base units, rolled edge work surface with stainless steel sink inset, space for cooker, fridge freezer, washing machine, part tiled walls.

#### BEDROOM ONE: (11'7" x 9'2")

Double glazed window to side, fitted wardrobes, wood effect flooring.

#### BEDROOM TWO: (9'2" x 7'5")

Double glazed window to side, wood effect flooring.

#### BATHROOM:

Panel bath with shower mixer tap and shower over, low level W/C, pedestal hand wash basin, tiled walls.

#### EXTERIOR:

Lawned communal gardens to the front and rear of the property (ideal for picnic's & barbeques), residents parking area.

#### LEASEHOLD INFORMATION:

We have been advised by the current vendor that the property has approximately 1114 years remaining on the lease.

-Service Charge: TBC

-Ground Rent: TBC

#### AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

#### PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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.

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