



## Brook Street

Chelmsford, CM1 1UE

**£220,000**



Within a **STONE'S THROW** TO THE CITY CENTRE and it's mainline station is this **RARELY AVAILABLE TOP FLOOR** apartment with a **LONG LEASE** that offers spacious & light accommodation which includes entrance hall, lounge with large feature windows, refitted kitchen, two good-sized bedrooms and **MODERN BATHROOM**. This exclusive block also offers **LIFTS TO ALL FLOORS**, resident balconies, and **PRIVATE PARKING**. View today!



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### Ground Floor:-

Large communal entrance with phone entrance system, stairs and lift to top floor.

### Top Floor:-

Entrance door to flat.

### Entrance Hall:

Doors to kitchen, lounge, bedroom one, bedroom two, bathroom, cupboard, electric heater, wood effect flooring.

### Kitchen:

9'10" x 5'10" (3.00m x 1.78m)

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, integrated low level oven, electric hob with extractor over, part tiled walls.

### Lounge:

12'11" x 11'10" (3.94m x 3.61m)

Two glazed windows to rear, electric heater, wood effect flooring.

### Bedroom One:

12'9" x 8'10" (3.89m x 2.69m)

Glazed window to rear, electric heater, wood effect flooring.

### Bedroom Two:

9'3" x 8'4" > 6'9" (2.82m x 2.54m > 2.06m)

Glazed window to rear, electric heater, wood effect flooring.

### Bathroom:

9' x 4'11" (2.74m x 1.50m)

P shaped bath with shower mixer tap. low level W/C, pedestal hand wash basin, part tiled walls.

### Exterior:-

Barrier controlled allocated parking. Communal balconies for residents. Lifts to all floors.

### Leasehold Information:-

Years Remaining on Lease: 103 Approx.

Service Charge: £1800 per annum.

Ground Rent: £50 per annum.

\*Please note: the block has regularly serviced lifts and residents balconies which are maintained within these figures.



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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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