



## Hogarth Court, Rembrandt Grove

Springfield, Chelmsford, CM1 6GE

**Asking Price £173,500**



Hamilton Piers of Springfield are delighted to bring to market this spacious TWO BEDROOM apartment, ideally located overlooking school fields and boasting an EXTENDED LEASE and a RESIDENTS GARDEN AREA. Call us today to view on 01245 269 777.



## advert summary

Springfield's multi award-winning Local Specialists, Hamilton Piers, are delighted to bring to market this spacious TWO BEDROOM apartment, ideally located overlooking school fields and boasting an EXTENDED LEASE and a RESIDENTS GARDEN AREA. Call us today to view on 01245 269 777.

Further benefits include a spacious lounge and a MODERN FITTED KITCHEN.

Ideal for first time buyers or as a buy to let - with an excellent potential rental yield!!

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

### COMMUNAL HALLWAY:

Entrance door to block, staircase to first floor, door to inner hallway, entrance door to flat.

### ENTRANCE HALL:

Doors to bedroom one, bedroom two, family bathroom, storage cupboard & lounge/ diner.

### LOUNGE/DINER: (15'11" x 11'5")

Dual aspect double glazed windows to front and side, door to kitchen, electric heater.

### KITCHEN: (8'9" x 8'7")

Double glazed window to front, range of modern wall and base units, rolled edge work surfaces with stainless steel sink inset, electric cooker, space for washing machine, fridge freezer, storage cupboard housing electric meters, wood effect flooring, part tiled walls.

### BEDROOM ONE: (12'9" x 9'3")

A very generous sized master bedroom with double glazed window to front, electric heater.

### BEDROOM TWO: (9'2" x 6'10")

A good sized second bedroom that would fit a small double bed with double glazed window to front.

### FAMILY BATHROOM:

Panel bath with shower over, low level WC, vanity hand wash basin, fully tiled walls and flooring, high-level borrowed light window.

### EXTERIOR:

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

### LEASEHOLD INFORMATION:

Service Charge: ?68 pcm.

Ground Rent: ?260 per annum.

95 years approx remaining.

### AGENTS NOTES

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

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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