HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Tamar Rise

Leasehold
Tax Band: B

Chelmsford, CM1 7QN

£230,000

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Offered for sale is this FULLY MODERNISED first floor maisonette, boasting TWO DOUBLE BEDROOMS, spacious lounge, updated modern kitchen and re-fitted bathroom, EXTENDED LEASE and very reasonable service charges, within a short walk to local excellent schools, shops and Chelmsford mainline train station, also with the benefit of a brick storage shed & ALLOCATED PARKING. Call Hamilton Piers of Springfield to view!

Tamar Rise, Chelmsford, CM1 7QN

ENTRANCE:-
UPVC secure front door with stairs to first floor.

FIRST FLOOR:-

LANDING:-
Landing area with doors to lounge, bedroom one, bedroom two, bathroom, airing cupboard.

LOUNGE:-
15'01" x 10'11" (4.60m x 3.33m)
Double glazed window to front, radiator, wood effect flooring door into kitchen,

KITCHEN:-
8'09" x 8'03" (2.67m x 2.51m)
Double glazed window to rear, square edge worktops with drainer sink inset, electric hob with extractor over, electric oven, wall mounted combi boiler, matching wall and base units, tiled splashbacks, space for dishwasher, fridge freezer, washing machine, wood effect flooring, radiator.

BEDROOM ONE:-
14'01" x 10'05" (4.29m x 3.18m)
Double glazed window to front, built in storage/ wardrobe, radiator.

BEDROOM TWO:-
9'11" x 7'05" (3.02m x 2.26m)
Double glazed window to rear, radiator.

BATHROOM:-
6'01" x 6'01" (1.85m x 1.85m)
Opaque double glazed window to rear, bath with a shower over, vanity hand was basin, low level W/C, heated towel rail, fully tiled, Two big storage cupboards.

EXTERIOR:-
Communal garden to the rear, brick storage cupboard, allocated parking for one with lots of on street parking

PARKING & LEASEHOLD INFORMATION:-
Allocated parking for one vehicle to the rear, with plenty of on street parking.
Years remaining on lease- 122 years
Ground Rent- £440 Per annum
Combined insurance and admin charge- £626 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.