



## Larkspur Court

Chelmsford, CM1 6QX

**£170,000**

Leasehold  
Tax Band:



Being sold with NO ONWARD CHAIN is this NEWLY DECORATED ground floor apartment boasting a NEWLY FITTED KITCHEN, re-fitted bathroom, spacious lounge diner, generous DOUBLE BEDROOM, very reasonable service charges, and ideal for first time buyers or as a buy to let with the previously extended lease. Contact Hamilton Piers of Springfield to view today!



# Larkspur Court, Chelmsford, CM1 6QX

---

## Communal Entrance:

Secure telephone entry system, entrance door to flat.

## Entrance Hall:

Doors to lounge diner, bedroom, bathroom, tiled flooring.

## Lounge Diner:

15'10" x 9'7" (4.83m x 2.92m)

Double glazed window to front, door to kitchen, electric radiator.

## Kitchen:

10'1" x 6'7" (3.07m x 2.01m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, induction hob with extractor over, space for fridge freezer, washing machine, cupboard, airing cupboard, part tiled walls, tiled flooring.

## Bedroom:

12'7" x 9' (3.84m x 2.74m)

Double glazed window to rear, electric radiator.

## Bathroom:

6'6" x 5'7" (1.98m x 1.70m)

Obscure double glazed window to side, panel bath with shower over, pedestal hand wash basin, low level W/C, part tiled walls, tiled flooring.

## Leasehold Information:

Years Remaining: Approx 96 years

Service Charge: £1000 Per Annum

Ground Rent: £60 Per Annum

## Agent Notes:

Council Tax Band: B



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

