HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Rookes Crescent

Chelmsford, CM1 3GN

Leasehold
Tax Band: C

Offers In Excess Of £230,000

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NO ONWARD CHAIN!!Boasting an EXTENDED LEASE and ZERO (PEPPERCORN) GROUND RENT plus the benefit of an EN-SUITE and TWO DOUBLE BEDROOMS is this spacious first floor apartment located within walking distance to Chelmsford's mainline Station. Offering a SPACIOUS LOUNGE/DINER, fitted kitchen, entrance hall, fitted bathroom and PRIVATE PARKING for residents. Ideal as a first time buy, for commuters or buy to let!

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Communal Entrance:
Secure private telephone entry system, ***communal entrance only serving one other property***, stairs to first floor, entrance door to flat.

Entrance Hall:
Double glazed window to rear, doors to lounge, bedroom one, bedroom two, bathroom.

Lounge:
14'6" > 12' x 13'10" (4.42m > 3.66m x 4.22m)
Double glazed window to front, double glazed french doors to Juliet balcony, storage heater, door to kitchen, wood effect flooring.

Kitchen:
9'3" x 8'6" (2.82m x 2.59m)
Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob, space for fridge freezer, washing machine, part tiled walls.

Bedroom One:
16'5" > 9'6" x 10'4" (5.00m > 2.90m x 3.15m)
Double glazed window to front, door to en-suite, storage heater, wood effect flooring.

En-Suite:
Fully tiled shower cubicle, wall mounted hand wash basin, low level W/C, part tiled walls.

Bedroom Two:
10'7" x 8'3" (3.23m x 2.51m)
Double glazed window to rear, storage heater.

Bathroom:
7'3" x 5'6" (2.21m x 1.68m)
Panel bath, wall mounted hand wash basin, low level W/C, part tiled walls, tiled flooring.

Agent Notes:
Council Tax Band: C

Leasehold Information:
Years Remaining: 189
Service Charge: £1489 Per Annum
Ground Rent: Peppercorn Ground Rent Under Terms of Extended Lease

For further information regarding this property, please Contact Hamilton Piers.

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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.