



Drood Close

Chelmsford, CM1 4XX

Asking Price £200,000

Leasehold
Tax Band: B



Boasting a LONG LEASE and it's own GARAGE & PARKING is this WELL PRESENTED first floor apartment, being sold via Hamilton Piers with NO ONWARD CHAIN. Benefiting from a spacious 16' lounge diner, REFITTED KITCHEN & BATHROOM, two good-sized bedrooms, well-kept communal gardens and situated in a quiet CUL-DE-SAC position within Newlands Spring- walking distance to local shops/amenities & popular schools. Call Hamilton Piers to book your viewing today!



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COMMUNAL ENTRANCE:

Secure door into communal entrance with stairs up to first floor apartment.

FIRST FLOOR:

Door into first floor apartment.

HALLWAY:

Storage cupboard with water tank, electric heater, wood effect flooring, doors to-

BATHROOM:

6'09" x 5'06" (2.06m x 1.68m)

Double glazed window to side, bath with shower over, vanity hand basin, low level w/c, heated towel rail, fully tiled.

BEDROOM ONE:

13'06" x 10'01" (4.11m x 3.07m)

x2 Double glazed window to rear, triple wardrobes, electric heater, wood effect flooring.

BEDROOM TWO:

7'07" x 7'01" (2.31m x 2.16m)

Double glazed window to rear, storage cupboard, electric heater, wood effect flooring.

LOUNGE:

16'10" x 10'09" (5.13m x 3.28m)

Double glazed window to front, electric fireplace, x2 electric heaters, wood effect flooring.

KITCHEN:

10'00" x 7'02" (3.05m x 2.18m)

Double glazed window to front, round edge worktops with stainless drainer sink inset, electric hob and oven with extractor over, matching wall and base units, under counter fridge and freezer, washing machine, tiled splashbacks, tiled flooring.

EXTERIOR:

COMMUNAL GARDEN:

Communal garden to front- laid to lawn with shrubs to border, small grassed area to rear with washing lines.

GARAGE:

To rear of property on block

PARKING:

Allocated parking, further on street parking available.

LEASEHOLD INFORMATION:

115 year remaining on lease.

Service charge-£2200 pa

Ground rent- TBC



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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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