



## 64 Broomfield Road

Chelmsford, CM1 1SW

**£199,995**

Leasehold  
Tax Band:



Located in Chelmsford's CITY CENTRE, within only a short stroll to its mainline train station, is this well presented second floor apartment, offered for sale by Hamilton Piers with NO ONWARD CHAIN. Converted in 2016 this apartment offers an entrance hall, SPACIOUS OPEN-PLAN LIVING AREA with lounge/diner and modern kitchen, double bedroom, modern bathroom, UNDERGROUND RESIDENTS PARKING and bike storage. Ideal for commuters or as a buy to let!



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### ENTRANCE HALL:

Entrance door to communal hallway, doors to accommodation.

### OPEN PLAN LIVING AREA:

18'10" max x 16'11"

### LOUNGE/DINING AREA:

Two double glazed sash windows to front aspect, two radiators.

### KITCHEN AREA:

Range of wall and base units, rolled edge worktops with sink inset, integrated fridge freezer, dishwasher, washing machine and oven.

### BEDROOM:

12'10" x 10'7"

Double glazed window to front, radiator.

### BATHROOM:

Panelled bath with shower over, low level wc, pedestal hand basin, part tiled walls, chrome towel radiator.

### EXTERIOR:

Secure underground parking for residents and bike storage facilities.

### LEASEHOLD INFORMATION:

Approx 118 years remaining.

Ground rent is approx £400 per annum.

Annual service charge of approx £1550pa.

### AGENTS NOTES:

For further information contact Hamilton Piers of Chelmsford.



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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