HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Rookes Crescent

Leasehold
Tax Band: B

Chelmsford, CM1 3GN

Asking Price £175,000

1 | 1 | 1 | C

Boasting an EXTENDED LEASE and offered for sale with NO ONWARD CHAIN is this well presented GROUND-FLOOR apartment, within walking distance to the CITY CENTRE. Offering an entrance hall, ONE DOUBLE BEDROOM, lounge, separate kitchen, bathroom and RESIDENTS PARKING to rear. Conveniently located within walking distance to Chelmsford's mainline station and a range of shops & restaurants. Call Hamilton Piers to book your viewing!







Rookes Crescent, Chelmsford, CM1 3GN

GROUND FLOOR ACCOMMODATION:
Secure buzzer entry system into communal hallway.

COMMUNAL ENTRANCE:
Door to ground floor apartment.

ENTRANCE HALL:
Entrance door into property, storage cupboard, doors to-

LOUNGE:
13'11" x 10'3" (4.24m x 3.12m)
Double glazed window to front, electric radiator, door to kitchen.

KITCHEN:
10'11" x 5'11 (3.33m x 1.80m)
Double glazed window to front, round edge work-tops with stainless drainer sink inset, electric hob with extractor over, integrated oven, washing machine, matching wall and base units, fridge freezer, tiled splash-backs.

BEDROOM:
12'5" x 7'10" (3.78m x 2.39m)
x2 Double glazed windows to rear, electric radiator.

BATHROOM:
7'4" x 5'10" (2.24m x 1.78m)
Bath with shower over, hand basin, low level w/c, fully tiled, electric heater, extractor fan.

PARKING:
Residents private parking to rear of the property.

LEASEHOLD INFORMATION:
Years remaining on lease- 999
Ground Rent-tbc
Service Charge-tbc





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.