HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Burgess Springs

## Chelmsford, CM1 1QN

**Offers In Excess Of £340,000**

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CITY CENTRE LOCATION and being sold with NO ONWARD CHAIN is this IMMACULATELY PRESENTED fourth floor apartment, offering TWO DOUBLE BEDROOMS with en-suite to master bedroom, 24' OPEN PLAN LIVING AREA with balcony, UNDERGROUND GATED PARKING, lift and CONCIERGE service, with residents only access to communal courtyard gardens.

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## Communal Entrance:
Secure telephone and video entry system, stairs/lift to fourth floor, entrance to apartment.

## Entrance Hall:
Doors to open plan living area, bedroom one, bedroom two, bathroom, three cupboards one with washing machine, wood effect flooring.

## Open Plan Living Area:
24'2" x 12'5" > 10'2" (7.37m x 3.78m > 3.10m)
Triple glazed door and window to balcony, wood effect flooring, open to:-

## Kitchen:
Range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with glass splashback and extractor over, fridge freezer and dishwasher.

## Bedroom One:
15'3" > 12'7" x 10'7" (4.65m > 3.84m x 3.23m)
Triple glazed window to front, wardrobe, door to en-suite.

## En-Suite:
6'8" x 5'4" (2.03m x 1.63m)
Fully tiled double shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

## Bedroom Two:
17'1" x 9' (5.21m x 2.74m)
Triple glazed window to rear.

## Bathroom:
7'2" x 6' (2.18m x 1.83m)
Panel bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

## Exterior:
Private communal courtyard and gated underground parking.

## Leasehold Information:
Service Charge & Ground Rent: £259.85 PCM which includes maintenance of all communal areas, lifts and a concierge service.
Years Remaining: 121
The service charge and ground rent is reviewed annually.

## Agent Notes:
Council Tax Band D

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.