



## Canvey Walk

Chelmsford, CM1 6LB

**£210,000**

Leasehold  
Tax Band:



Offered for sale is this TOP FLOOR apartment boasting an IMPRESSIVE 21'10" LOUNGE DINER, modern fitted bathroom, TWO GOOD SIZED BEDROOMS, re-fitted kitchen, entrance porch and hall, and very reasonable service charges and well maintained communal areas & ALLOCATED PARKING with ample visitors parking available. Call Hamilton Piers of Springfield to view!



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## Communal Entrance:

Secure telephone entry system stairs to top floor, entrance door to flat.

## Entrance Porch:

Door to entrance hall.

## Entrance Hall:

Door to lounge diner, kitchen, bedroom one, bedroom two, bathroom, loft access, storage heater, cupboard.

## Lounge Diner:

21'10" x 10'7" (6.65m x 3.23m)

Dual aspect glazed windows to front and rear, two storage heaters.

## Kitchen:

10' max x 7'10" (3.05m max x 2.39m)

Glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with extractor over, space for fridge freezer, washing machine, part tiled walls, tiled flooring.

## Bedroom One:

10'1" x 10' (3.07m x 3.05m)

Glazed window to front, electric heater, fitted wardrobes.

## Bedroom Two:

10'2" x 6'1" (3.10m x 1.85m)

Glazed window to front, electric heater.

## Bathroom:

Panel bath with shower over, pedestal hand wash basin, low level W/C, tiled walls and flooring.

## Exterior:

## Agent Notes:

Council Tax Band: B

## Leasehold Information:

Years Remaining: Approx 91 Years.

Service Charge: £1120 Per Annum.

Ground Rent: £100 Per Annum.



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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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