



## Springfield Road

Chelmsford, CM2 6AT

**Asking Price £233,500**



An IMMACULATELY PRESENTED apartment that boasts TWO GOOD-SIZED BEDROOMS and a LARGE OPEN-PLAN LOUNGE with a dining area and MODERN KITCHEN, plus entrance hall with entry phone system, a modern bathroom, and residents parking. Viewings are a must!!

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MORE PHOTOS TO FOLLOWS...

The accommodation, with approximate room sizes, is as follows:

FIRST FLOOR:-

ENTRANCE HALL:

Entrance door to front, entry phone to wall, storage cupboard, radiator.

OPEN PLAN LIVING AREA: (18'5" x 20'3" > 10'4")

LOUNGE DINER:

A large L-shaped room - offering plenty of space for lounge and dining, four windows to two aspects (making it a very light and airy room!), wood effect flooring, radiator, opens to;

KITCHEN:

Double glazed window to side, modern range of wall and base units, rolled edge worksurfaces with sink inset, built in stainless steel oven and hob, breakfast bar to lounge area, tiled floor.

BEDROOM ONE: (10'7" x 10'5")

Double glazed window to rear and side, built in double wardrobe, radiator.

BEDROOM TWO: (10'6" x 6'6")

Double glazed window to rear, radiator.

BATHROOM:

Bath with shower over, low level wc, pedestal hand basin, part tiled walls, radiator, wood effect floor.

EXTERIOR:

Private residents car park with allocated parking, lawned communal grounds.

LEASEHOLD DETAILS:

Service charge approx £120 per month

Ground rent approx £83 every six months.

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

DISCLAIMER:

At Hamilton Piers we aim to ensure our sales 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. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, can be approximated in some cases. 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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