HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Lupin Drive

Chelmsford, CM1 6YJ

£165,000

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Being sold with an EXTENDED LEASE is this top floor apartment, boasting a DOUBLE BEDROOM, re-fitted bathroom, spacious lounge diner, MODERN FITTED KITCHEN, communal residents parking, communal gardens, very reasonable service charges and NO GROUND RENT - absolutely ideal for first time buyers or as a buy to let! Call Hamilton Piers of Springfield to view today.

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COMMUNAL HALLWAY:

Staircase to second floor, entrance door to flat.

ENTRANCE HALL:

Entrance door to side, doors to bedroom, bathroom & lounge diner.

LOUNGE DINER: (15'9" x 9'8")

Double glazed window to rear, feature fireplace, radiator, door to kitchen.

KITCHEN: (10'2" x 6'6")

Double glazed window to rear, range of modern wall and base units, rolled edge work surfaces with sink inset, two storage cupboards, space for washing machine and fridge freezer, cooker, part tiled walls.

BEDROOM: (12'7" x 9'3")

Double glazed window to front, built in wardrobes, radiator.

BATHROOM:

Low level WC, panel bath with shower over, pedestal hand wash basin, part tiled walls, tiled flooring.

EXTERIOR:

Lawned communal gardens to the rear of the property (ideal for picnic's & barbeques), residents allocated parking space.

LEASEHOLD INFORMATION:

We have been advised by our vendor that the property currently has 140 years on the lease.

Service Charge: £88.88

No Ground Rent

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.