



Durrant Court, Brook Street

Chelmsford, CM1 1UE

£220,000

Leasehold
Tax Band:



Being sold with NO ONWARD CHAIN is this IMMACULATE third floor apartment boasting a 14' BALCONY, MODERN KITCHEN & BATHROOM, spacious lounge diner, generous double bedroom, ALLOCATED PARKING SPACE, long lease, LIFTS TO ALL FLOORS, and situated in a CITY CENTRE LOCATION - within a very short walk to Chelmsford high street & mainline train station. Contact Hamilton Piers of Chelmsford to view!



Durrant Court, Brook Street, Chelmsford, CM1 1UE

Communal Entrance:

Secure telephone entry system, stairs and elevator to third floor, entrance door to flat.

Entrance Hall:

Doors to kitchen, lounge, bedroom, bathroom, airing cupboard, wood effect flooring.

Lounge Diner :

18'7" x 9'10" (5.66m x 3.00m)

Double glazed door to balcony, electric heater, wood effect flooring.

Kitchen:

13' x 7'5" (3.96m x 2.26m)

Range of wall and base units, rolled edge work surfaces with sink inset, integrated fridge freezer, washing machine, induction hob with extractor over, low level oven, part tiled walls, wood effect flooring.

Bedroom:

15'8" x 9'6" (4.78m x 2.90m)

Double glazed window and door to balcony, electric heater, wood effect flooring.

Bathroom:

7'10" x 4'11" (2.39m x 1.50m)

Panel bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls, wood effect flooring.

Balcony:

14' x 9'8" (4.27m x 2.95m)

Exterior:

Well kept communal areas, allocated parking space.

Leasehold Information:

Service Charge: £550 Per Quarter

Ground Rent: £50 Per Annum

Approx Years Remaining: 110



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

