



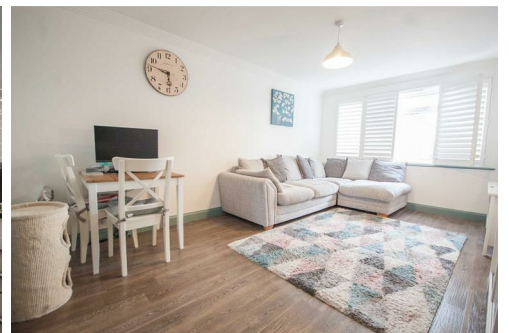
## Primrose Hill

Chelmsford, CM1 2RH

**Guide Price £260,000**



A spacious, WELL PRESENTED & MODERNISED first floor maisonette that boasts a SUPERB 26' OPEN-PLAN LIVING SPACE, two double bedrooms, a stylish bathroom, GAS CENTRAL HEATING, communal gardens with a storage shed/area, within a walking distance to Chelmsford city centre and mainline train station... VIEW TODAY!



# Primrose Hill, Chelmsford, CM1 2RH

## Communal Entrance:-

Secure telephone entry gate, stairs to entrance door.

Approximately 88 years remaining on the lease

Service Charge: £720 per annum

Ground Rent: £10 per annum

## First Floor:-

### Entrance Hall:

Doors to open plan living area, bedroom one, bedroom two, bathroom, cupboard, radiator, wood effect flooring.

### Open Plan Living Area:-

#### Lounge Diner:

16'7" x 10'9" (5.05m x 3.28m)

Double glazed window to rear, wall radiator, wood effect flooring, open to :-

#### Kitchen:

10'9" x 9'9" (3.28m x 2.97m)

Double glazed window to front, range of wall and base units, square edge work surfaces with sink inset, integrated double oven, 5 ring gas hob with extractor over, space for fridge freezer, washing machine, dishwasher, boiler to cupboard, part tiled walls, wood effect flooring.

#### Bedroom One:

11'11" x 9'2" (3.63m x 2.79m)

Double glazed window to rear, fitted wardrobes, radiator.

#### Bedroom Two:

9'11" x 9'9" (3.02m x 2.97m)

Double glazed window to front, cupboard, radiator.

#### Bathroom:

9'9" x 7'1" (2.97m x 2.16m)

Obscure double glazed window to front, panel bath with shower mixer tap, low level W/C, wall mounted hand wash basin, radiator, part tiled walls, tiled flooring.

## Exterior:-

Communal gardens to rear, with brick shed/storage area, permit parking to front (£26 Per annum).

## Leasehold Information:-



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.

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