



## Searle Crescent

Broomfield, CM1 7FN

**£260,000**

Leasehold  
Tax Band: C



Offered for sale is this IMMACULATEDLY PRESENTED modern TOP FLOOR apartment boasting TWO DOUBLE BEDROOMS with EN-SUITE to master bedroom, modern family bathroom, IMPRESSIVE 24'2 OPEN PLAN LIVING AREA, well kept communal areas with ALLOCATED PARKING, excellent for first time buyers or as an investment, within a STONE'S THROW from Broomfield hospital. Contact Hamilton Piers to view!



## Communal Entrance:

Secure video entry system, stairs to top floor, entrance door to flat:

Years Remaining: 244

Ground Rent: £285 per annum

Service Charge: £1800 per annum

## Entrance Hall:

Door to living area, bedroom one, bedroom two, bathroom, two cupboards, Amtico flooring.

## Open Plan Living Area:

24'2" x 12'5" (7.37m x 3.78m)

French doors to Juliet balcony, double glazed window to rear, two radiators, Amtico flooring.

## Kitchen:

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated fridge freezer, washing machine, dishwasher, low level oven, gas hob with extractor over, cupboard housing boiler.

## Bedroom One:

14'9" x 11'1" (4.50m x 3.38m)

Double glazed window to rear, door to en-suite, radiator.

## En-Suite:

7'3" x 4'1" (2.21m x 1.24m)

Fully tiled double shower cubicle, wall mounted hand wash basin, low level W/C, chrome towel radiator, part tiled walls, Amtico flooring.

## Bedroom Two:

12'5" x 10' (3.78m x 3.05m)

Double glazed window to front, radiator.

## Bathroom:

7'3" x 6'6" (2.21m x 1.98m)

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

## Exterior:

Well kept communal areas with allocated parking space and on street permit parking available.

## 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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