HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Church Road

Leasehold
Tax Band: C

Boreham, CM3 3FA

Guide Price £275,000

2 | 2 | 1 | B

An IMMACULATE and very spacious GROUND FLOOR maisonette with it's OWN GARDEN AREA and private entrance, plus TWO DOUBLE BEDROOMS with EN-SUITE to master, modern bathroom, IMPRESSIVE-SIZED 22' OPEN PLAN KITCHEN/LIVING AREA, own garden, TWO ALLOCATED PARKING SPACES in a gated private residents parking area, long lease and within a short walk to local schools, shops & both Hatfield Peverel's mainline station and the in progress 'Beaulieu train station'. For sale with NO ONWARD CHAIN - Contact Boreham's local property experts to view!

Church Road, Boreham, CM3 3FA

Ground Floor:

Entrance Hall:
Composite entrance door to rear, doors to open plan living area, bedroom one, bedroom two, family bathroom.

Open Plan Living Area:
22' x 16'2" (6.71m x 4.93m)
Two double glazed windows to front, french doors to front, double glazed window to rear, two radiators, wood effect flooring, open plan to:-

Kitchen:
Range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level oven, hob with stainless steel splashback and extractor over, fridge freezer, dishwasher, washing machine.

Bedroom One:
11'5" x 10'8" (3.48m x 3.25m)
Double glazed window to front, door to en-suite, radiator.

En-Suite:
6'4" x 5'9" (1.93m x 1.75m)
Fully tiled shower cubicle, low level W/C, pedestal hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

Bedroom Two:
11'5" x 9'7" (3.48m x 2.92m)
Double glazed window to front, radiator.

Family Bathroom:
7'3" x 6'1" (2.21m x 1.85m)
Obscure double glazed window to rear, panel bath with shower over, low level W/C, pedestal hand wash basin, chrome towel radiator, cupboard, part tiled walls, tiled flooring.

Exterior:
The property benefits from its own front garden with shrubs to border and mainly laid to lawn, also with 2 allocated parking spaces.

Leasehold Information:
Years Remaining: 117 Approx.
Service Charge: £1580 Per annum.
Ground Rent: £250 Per annum.

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.