

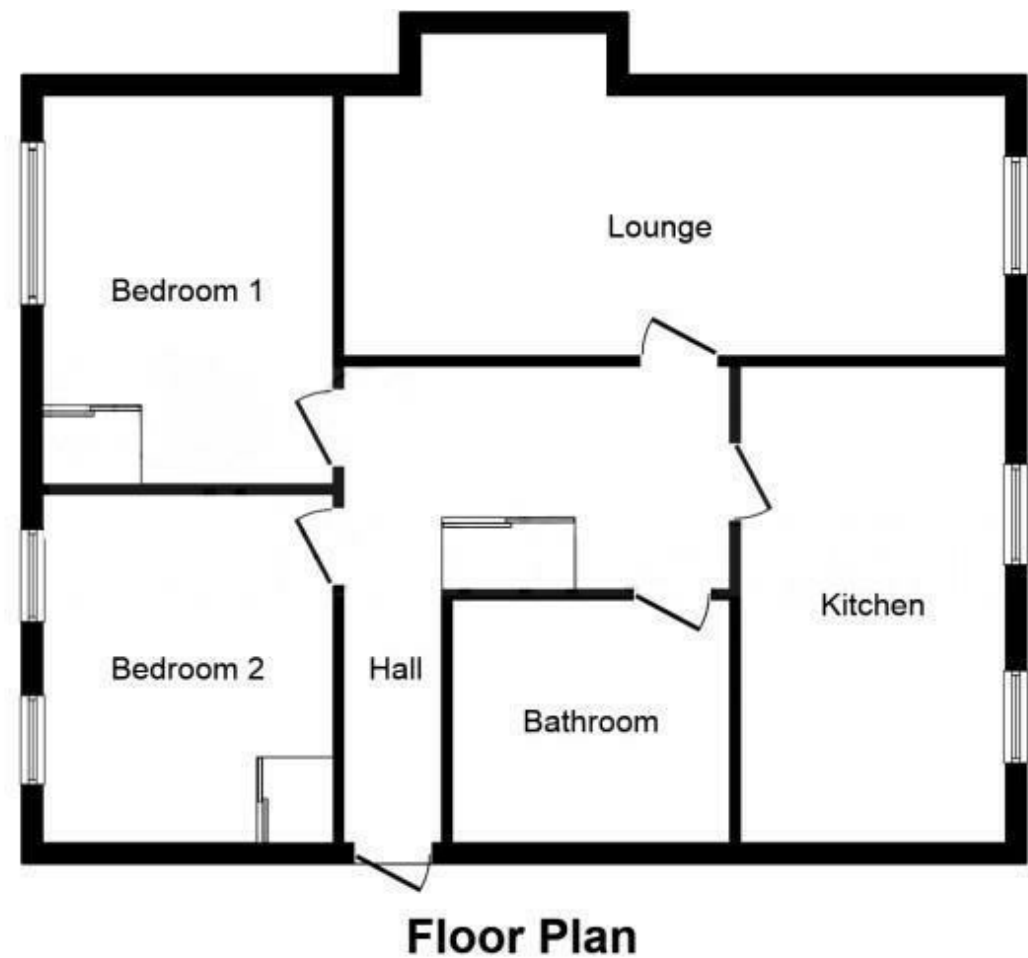
Paul Mason <sup>Associates</sup>

Shearers Way, Boreham, Essex, CM3 3AE  
Offers in excess of £210,000



- Sought after location
- Easy access to A12, Hatfield Peverel train station and Chelmsford City Centre
- Two good size bedrooms
- White bathroom suite
- 19'10 x 10'11 lounge/dining room
- Fitted kitchen
- Allocated parking for homeowner & visitors
- Double glazed windows
- Communal gardens
- EPC - C

A spacious and well presented two bedroom first floor apartment, which has been much improved by the current owners, situated in a highly sought after location with easy access to the many village amenities, A12, Hatfield Peverel train station and Chelmsford City Centre. The accommodation boasts a 19'10 x 10'11 max lounge/dining room, fitted kitchen, two good size bedrooms and white bathroom suite. Further features include a security entry phone system, double glazed windows, allocated parking for both homeowner and guests plus well maintained communal gardens. **EARLY VIEWING STRONGLY ADVISED.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

### Distances

Boreham Co-Op (0.5 miles)  
Hatfield Peverel Train Station (2.5 miles)  
A12 Boreham Interchange (1.3 miles)  
Chelmsford City Centre (5 miles)

(All distances are approximate)

### ACCOMMODATION

#### Entrance Hall

Entrance door. Security entry phone system. Access to loft. Airing cupboard housing hot water cylinder. Further built in storage cupboard.

#### Bedroom One

3.53m x 2.77m (11'6" x 9'1" )  
Double glazed window to side. Wall mounted electric heater.

#### Bedroom Two

2.79m x 2.44m (9'1" x 8'0" )  
Double glazed window to side. Wall mounted electric heater.

#### Bathroom

White suite comprising bath with shower over. Low level WC and vanity wash hand basin with storage below. Part tiled walls. Extractor fan.

### Lounge/Dining Room

6.07m x 3.35m (19'10" x 10'11" )  
Double glazed bay window to rear and double glazed window to side. Wall mounted electric heater. TV point.

### Kitchen

2.72m x 2.62m (8'11" x 8'7" )  
Double glazed window to side. A range of matching units fitted to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Built in oven with hob above and extractor hood over. Space and plumbing for washing machine. Space for full height fridge/freezer. Space for further appliance. Tiled flooring. Part tiled walls.

### EXTERIOR

#### Communal Gardens

Well maintained lawned gardens with various mature flowers, trees and shrubs.

#### Allocated Parking

Allocated parking for homeowner and extensive visitor parking.

#### Services

Electric heating. Mains water supply

and drainage.

### Further Information

The lease is 100 years from 14th March 2015, approx 91 years remaining.  
Service Charge £1151 per annum.  
Ground rent - £474 per annum.

This information has been provided by the homeowners and should be checked by any potential purchaser.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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Paul Mason Associates Limited Registered in England Number - 6767946  
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