



Hamilton Piers of Springfield offer for sale this spacious top-floor apartment boasting TWO DOUBLE BEDROOMS, entrance hall with loft space, spacious lounge with a pleasant tree-lined outlook, MODERN KITCHEN & REFITTED BATHROOM, allocated parking, communal gardens, and LONG LEASE with LOW SERVICE CHARGES!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

Entry phone system and access to block via communal door.

FIRST FLOOR:-

ENTRANCE HALL:

Entrance door to side aspect, entry phone system to wall, access via hatch to private loft, airing cupboard housing hot water tank, further storage cupboard, radiator, doors to lounge, bathroom and bedrooms.

LOUNGE/DINER: (15' 9" x 10' 5")

Double glazed window to rear with a pleasant outlook over mature trees and beyond, laminate flooring, radiator, door to kitchen.

KITCHEN: (12' 10" x 8' 3" > 6' 8")

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink and drainer unit inset plus breakfast bar, space for cooker, washing machine and fridge freezer, storage cupboard housing gas boiler, radiator, tiled floor.

BEDROOM ONE: (12' 6" x 10' 2")

Double glazed window to rear, radiator.

BEDROOM TWO: (12' 5" x 7' 2")

Double glazed window to rear, radiator.

BATHROOM:

Obscure double glazed window to front, low-level WC, pedestal wash hand basin, panelled bath with shower over, radiator.

EXTERIOR:

To the front of the block is the private parking area, offering allocated residents parking. To the rear of the block is the lawned communal gardens.

LEASEHOLD DETAILS:

We have been advised by the vendor that the property has approximately 100 years remaining on the lease. Service Charges are approximately £187.43 per Quarter (equating to only £62.47 per month).



AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.