





Hamilton Piers offer for sale this modern first-floor apartment, within walking distance to the City Centre, and boasting TWO DOUBLE BEDROOMS, spacious lounge/diner, NEWLY FITTED KITCHEN & BATHROOM, allocated parking for 2 cars, and VERY LOW SERVICE CHARGES! An ideal buy-to-let or first time buy!!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Hamilton Piers offer for sale this modern first-floor apartment, within easy walking distance to the City Centre and Train Station, and boasting TWO DOUBLE BEDROOMS, entrance hall, lounge/diner, NEWLY FITTED KITCHEN & BATHROOM, allocated parking for two cars, and VERY COMPETITIVE/LOW SERVICE CHARGES!! An ideal buy-to-let or first time purchase.

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

FIRST FLOOR:-

ENTRANCE HALL:

Entrance door to side aspect, entry phone system to wall, airing cupboard, storage cupboard, storage heater, doors to bedrooms, lounge and bathroom.

LOUNGE/DINER: (17' 10" x 12' 10" > 6' 9")

A spacious L-shaped room with double glazed bow window to front, two storage heaters, opens to kitchen.

KITCHEN: (7' 4" x 7' 3")

Double glazed window to side, recently refitted kitchen with a range of wall and base units, rolled edge work surfaces with stainless steel sink unit inset, built-in stainless steel oven, electric hob with stainless steel extractor hood over, spaces for washing machine, fridge freezer and slimline dishwasher.

BEDROOM ONE: (10' 6" x 9' 7")

Double glazed bay window to rear, storage heater.

BEDROOMTWO:(11' 5" x 11' 1")

Two double glazed windows to rear, panel heater.

BATHROOM:

Obscure double glazed window to side, recently refitted with; panelled bath with shower over, vanity wash hand basin, low-level WC, tiling to walls and floor.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

EXTERIOR:

Allocated Parking for two vehicles in private residents car park.
Lawned communal grounds with bin store area.

LEASEHOLD INFORMATION:

SERVICE CHARGES & GROUND RENT - ONLY £698 APPROX PER ANNUM.

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.