

Shearers Way

Boreham, Chelmsford, CM3

£172,000



A very well presented first floor apartment with a **BRAND NEW EXTENDED LEASE**, plus entrance hall, 19'10" LOUNGE DINER, modern fitted kitchen, **TWO BEDROOMS**, **NEW BATHROOM**, communal gardens, allocated parking and ample visitors parking. An ideal **BUY-TO-LET** or first-time buy - with **LOW SERVICE CHARGES!**



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
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Hamilton Piers of Chelmsford are delighted to offer for sale this very well presented first floor apartment with a BRAND NEW EXTENDED LEASE*, plus entrance hall, IMPRESSIVE 19'10" LOUNGE DINER, modern fitted kitchen, TWO BEDROOMS, NEW BATHROOM, well-presented lawned communal gardens, allocated parking and ample visitors parking in a private car park. The property is an ideal BUY-TO-LET or first-time buy - with LOW/COMPETITIVE SERVICE CHARGES!

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

FIRST FLOOR:-

Communal entrance hallway with stairs to first floor entrance door.

ENTRANCE HALL:

Entrance door to side aspect, entry phone system to wall, wood-effect flooring, storage cupboard, airing cupboard housing hot water tank, access via hatch to private loft, storage heater, oak doors to lounge, kitchen, bedrooms and bathroom.

LOUNGE: (19' 10" x 10' 9" > 8' 3")

Double glazed window to front, contemporary flame-effect mirrored fireplace to wall.

KITCHEN: (9' x 8' 8")

Double glazed window to front, modern range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in stainless steel effect oven, hob and stainless steel extractor hood over, space and plumbing for washing machine, tumble dryer and fridge freezer.

BEDROOM ONE: (11' 5" x 9' 1")

Double glazed window to rear, storage heater to wall.

BEDROOM TWO: (9' 1" max x 8' 2")

Double glazed window to rear, storage heater to wall.

BATHROOM:

White suite with a panelled bath with shower over, pedestal wash hand basin, low-level WC, part-tiled walls, wood-effect flooring.

EXTERIOR:

To the side and rear of the block are the lawned communal gardens.

Opposite the block is the private car park, with allocated residents parking as well as visitors parking.

LEASHOLD DETAILS;

The vendor has agreed to EXTEND THE LEASE from 71 years to 99 years. This will be completed by the completion of the sale.

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The current service charge is only £810 approx per annum.
The ground rent is only £50 per annum. These charges may vary ever so slightly once the lease has been extended. Call the agent for further details.

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

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.