

Lynmouth Avenue

Old Moulsham/ City Centre,

£279,995





An immaculate & modern City Centre apartment built in 2013 and boasting TWO DOUBLE BEDROOMS, spacious hallway with video-entry system, IMPRESSIVE 28' LOUNGE/DINER & OPEN-PLAN KITCHEN, modern bathroom & EN SUITE, allocated parking for 1-2 cars* and cycle storage, plus V. REASONABLE SERVICE CHARGES!



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
E-mail: phil@hamiltonpiers.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(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	90	90
(69-80) C		
(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 are pleased to offer for sale this MODERN third-floor apartment built in 2013 and within a short walk to the City Centre & Mainline Train Station... Ideal for commuters or as a buy-to-let! The property offers IMMACULATELY PRESENTED and spacious accommodation and comprises of; a generous-sized entrance hall with video entry system, IMPRESSIVE 28' LOUNGE with DINING/STUDY AREA & OPEN-PLAN KITCHEN, modern bathroom, TWO DOUBLE BEDROOMS, and an EN SUITE to bedroom one.

Externally the property offers a private gated car park with allocated parking for 1-2 cars* and a bicycle storage shed.

Further benefits include 7 years NHBC still remaining, gas central heating, a long lease, and VERY COMPETITIVE SERVICE CHARGES and ground rent.

VIEWINGS ARE A MUST!

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

THIRD FLOOR:-

Accessed via private hallway with lift or stairs to all floors.

ENTRANCE HALL:

Entrance door to front, video entry phone system to wall, double storage cupboard housing Baxi combi boiler, further storage cupboard with space/plumbing for washer/dryer, radiator, wood-effect flooring, doors to all accommodation.

LOUNGE/DINER: (28' max x 12' 8")

A very impressive-sized open plan room with large walk-in boxed bay window - ideal as a dining or study area - two double glazed windows to the rear aspect, double glazed window to side, wood-effect flooring, radiator, opens to kitchen.

KITCHEN:

Double glazed window to side, modern range of wall and base units, square edged work surfaces with stainless steel bowl sink inset, built-in Zanussi stainless steel oven and four-ring gas hob with extractor hood over, integrated dishwasher and fridge freezer, tiled floor, radiator.

BEDROOM ONE: (14' 6" x 9')

Double glazed window to rear, built-in wardrobe, radiator, door to en suite.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

EN SUITE:

Fully tiled shower cubicle, low-level WC, pedestal wash hand basin, chrome towel radiator, tiled floor, part-tiled walls.

BEDROOMTWO:(11' x 10' 3")

Double glazed window to rear, radiator.

BATHROOM:

Panelled bath with shower over, low-level WC, pedestal wash hand basin, tiled floor, part-tiled walls, chrome towel radiator.

EXTERIOR:

The communal grounds and parking area are accessed via private gates from Lynmouth Avenue. The grounds offer well-maintained lawned areas, cycle racks, and a secure cycle shed for residents.

The private car park offers allocated parking for one vehicle - the current vendor however does rent a second parking space from a neighbouring property, the offer of which may be able to be extended onto the new purchaser (but will not form part of the contracts of sale).

LEASEHOLD DETAILS:

The property, only being built in 2013, offers a long lease, plus around 7 years of its NHBC still remaining. The leasehold charges are very, very competitive (compared to other City Centre apartments) - with a Service Charge of only £100 approx per month, and a Ground Rent of only £250 per annum.

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.