





Hamilton Piers offer for sale this WELL-PRESENTED ground floor maisonette, with entrance porch, 21' LOUNGE diner, MODERN KITCHEN & BATHROOM, inner hallway, TWO BEDROOMS, allocated & visitor parking, lawned communal gardens, and LONG LEASE with LOW SERVICE CHARGES! Ideal for first-time buyers!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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		
(55-68) D		58
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers (Chelmer Village's Specialist Local Estate Agent) are pleased to offer for sale this VERY WELL-PRESENTED ground floor maisonette, with entrance porch, 21' LOUNGE diner, MODERN KITCHEN & BATHROOM, and two bedrooms. Externally the property boasts allocated parking, visitors parking and lawned communal gardens. Further benefits include uPVC double glazing throughout, a LONG LEASE and very competitive service charges. Ideal as a buy-to-let, or as a first-time purchase.

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

ENTRANCE PORCH:

UPVC entrance door to front, tiled floor, door to lounge/diner.

LOUNGE/DINER: (20' 11" x 9' 6")

Double glazed window to front and rear, laminate flooring, storage heater, door to inner hall and kitchen.

KITCHEN: (8' 7" x 5' 11")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in stainless steel oven and electric hob with extractor over, spaces for washing machine, fridge and freezer, tiled floor.

INNER HALL:

Airing cupboard, storage heater, laminate flooring, doors to bedrooms and bathroom.

BEDROOM ONE: (11' x 8' 8" inc. wardrobes)

Double glazed window to front, built-in sliding mirror wardrobe, laminate flooring.

BEDROOM TWO: (10' 10" x 6' 8")

Double glazed window to front, storage cupboard, electric wall heater, laminate flooring.

BATHROOM:

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

Obscure double glazed window to rear, modern white suite with low-level WC, pedestal wash hand basin, panelled bath with shower over, tiling to walls and floor.

EXTERIOR:

To the immediate front of the property is the private allocated parking space, with shared visitors space adjacent. To the rear of the block are the lawned communal gardens.

LEASEHOLD DETAILS:

99 YEARS remaining on lease.

SERVICE CHARGE - £62 per month

GROUND RENT - £326 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.