



Hamilton Piers of Springfield offer for sale this **TWO BEDROOM** ground-floor maisonette with its **OWN REAR GARDEN & GARAGE**. Immaculately presented throughout (with **NEW KITCHEN & BATHROOM**) and ideal for buy-to-let investors, with the potential for the current vendors to stay on as tenants. View today!!!



ATTENTION INVESTORS & CASH BUYERS.... Hamilton Piers of Springfield are pleased to offer for sale this TWO BEDROOM ground-floor maisonette with its OWN REAR GARDEN & GARAGE. Immaculately presented throughout with entrance porch, 15' lounge diner, MODERN KITCHEN, good-sized bedrooms (inc. a 14' master bedroom), MODERN BATHROOM, it's own rear garden, and a garage in block. An ideal property for BUY-TO-LET investors - with VERY LOW GROUND RENT CHARGES and the potential for the current vendors (owners of 11 years) to stay on as tenants. Further benefits include gas central heating, uPVC double glazing, and located within a short walk along the 'bunny walks' to the City Centre.

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

ENTRANCE PORCH:

UPVC entrance door to side aspect, double glazed window to front, radiator, door to lounge.

LOUNGE/DINER: (15' x 10' 11" < 14' 2")

Double glazed window to front, radiator, storage cupboard, door to kitchen and inner hallway.

KITCHEN: (8' 9" x 8' 4")

Double glazed window to front, double glazed door to rear, modern range of wall and base level units, rolled edge work surfaces with stainless steel sink inset, built-in Hotpoint double oven and stainless steel gas hob, space for fridge freezer and washing machine, tiled floor, two storage cupboards.

INNER HALL:

Storage cupboard, doors to bedroom one, two, bathroom, and back to lounge.

BEDROOM ONE: (13' 11" x 10' 5")

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

BEDROOM TWO: (9' 9" x 7' 4")

Double glazed window to rear, radiator.

BATHROOM:

Obscure double glazed window to rear, modern white suite with panelled bath (with shower over), low-level WC, pedestal wash hand basin, towel radiator, two storage cupboards (one housing gas central heating boiler), part-tiled walls, tiled floor.

EXTERIOR:

REAR GARDEN:

The rear garden offers a block-paved patio area and a small lawned area. With gate to rear to communal lawns/drying area, and pathway to garage block - with single Garage, with up and over door.

LEASEHOLD DETAILS:

No service charges! Ground rent only £380 per annum approximately, which includes buildings insurance. The property currently has approximately 55 years remaining on the lease. We have been advised by the vendor that the lease will cost approximately £14k to extend, should the new buyer wish to do so (this has been reflected in the price).

*The property is being sold with the potential for the current vendors (owners of 11 years) to stay on as sitting

tenants, offering a buy-to-let investor a rental yield of over 5%.

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.