



Hamilton Piers of Springfield offer for sale this **IMMACULATE** two-storey maisonette boasting **TWO DOUBLE BEDROOMS** and a **40' REAR GARDEN**, plus entrance hall, lounge, **MODERN KITCHEN DINER**, recently refitted bathroom, allocated parking & ***GARAGE**. With an **EXTENDED LEASE** and very low charges/ground rent!



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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor's main hallway.

FIRST FLOOR:-

HALLWAY:

Storage cupboard, doors to lounge and kitchen.

LOUNGE: (13' 3" x 11' < 14' 2")

Double glazed window to front, laminate flooring, radiator, stairs to first floor.

KITCHEN DINER: (14' 2" x 9' 8")

Double glazed window to rear, double glazed door to rear (on to balcony with stairs providing rear access/access to garden), recently refitted modern kitchen with a range of wall and base level units, rolled edge work surfaces with stainless steel sink and drainer unit inset, built-in oven and stainless steel gas hob, with stainless steel extractor hood over, breakfast bar, space and plumbing for washing machine, tumble dryer, fridge & freezer, vertical radiator.

SECOND FLOOR :-

LANDING:

Loft access via hatch, built-in wardrobe/cupboard, airing cupboard, doors to both bedrooms and bathroom.

BEDROOM ONE: (14' 2" x 13' 5")

Double glazed window to front, radiator.

BEDROOM TWO: (9' 10" x 7' 8")

Double glazed window to rear, radiator.

BATHROOM:

Obscure double glazed window to rear, recently refitted modern white suite comprising; panelled P-shaped bath with shower over, vanity wash hand basin with granite top, low-level WC, chrome towel radiator, tiled to walls and floor.

EXTERIOR:

FRONT GARDEN:

To the front of the property is the lawned front garden area, with bus stop opposite (with regular services to the City Centre and Train Station). Pathway to entrance door.

REAR GARDEN:

The rear of the property is accessed from a private road to the side of the terrace. To the rear is the private parking area, with ample allocated residents parking. The vendors currently have a large metal garage accommodating their allocated parking space. The garage may be included in the sale, subject to the sale price achieved.

The private rear garden measures approximately 40' x 22' and is mainly laid to lawn, with a decked patio area, and pathway leading to the rear external staircase (providing rear access to the property itself).

LEASEHOLD INFORMATION:

The lease has been extended, with approximately 117 years remaining.

The ground rent is only £100 per annum, plus a further annual charge of approx £226 to cover buildings insurance.

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.