



Hamilton Piers of Springfield offer for sale this **IMMACULATELY PRESENTED** first-floor maisonette, located within walking distance to local shops, schools and the City Centre. With spacious lounge, **MODERN KITCHEN**, refitted bathroom, **TWO BEDROOMS** (inc. the 14' **MASTER BEDROOM**), plus parking, and **GARDEN**.



Hamilton Piers of Springfield offer for sale this IMMACULATELY PRESENTED first-floor maisonette, located within walking distance to local shops, schools and the City Centre. With entrance hall, spacious lounge, MODERN KITCHEN, refitted bathroom, TWO BEDROOMS (inc. the 14' MASTER BEDROOM), plus designated parking to the rear, on-street parking to the front, and GARDEN AREA with shed.

Further benefits include gas central heating, double glazing throughout, and very competitive ground rent charges!

CASH BUYERS ONLY.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to accommodation.

FIRST FLOOR:-

HALLWAY:

Storage cupboard, doors to lounge, bathroom and both bedrooms.

LOUNGE DINER: (14' 11" x 10' 11")

Double glazed window to front, laminate flooring, radiator, door to kitchen.

KITCHEN: (8' 10" x 8' 4")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel bowl sink inset, spaces for cooker, washing machine, fridge and freezer, storage cupboard, gas boiler to wall with remote controlled thermostat.

BEDROOM ONE: (13' 10" x 10' 4")

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

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

Double glazed window to rear, radiator, laminate flooring.

BATHROOM:

Obscure double glazed window to rear, refitted white suite with panelled bath with shower attachment, low-level WC, pedestal wash hand basin, recess with shelving, tiled walls and floor, chrome towel radiator.

EXTERIOR:

To the front of the property is a lawned communal garden area.

To the rear of the property is the lawned communal areas and private gardens.

Within the gardens this property does benefit from a strip of garden, which could be utilised as a private garden space. There is also a brick storage shed within the garden, and gated access to the rear where the property boasts a private parking space. Parking is also available on-street, to the immediate front of the property.

LEASEHOLD DETAILS:

No service charges!

Ground Rent only £58 per month, which includes buildings insurance!

We have been advised by the vendor there is approximately 50 years remaining on the lease.

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.