



A GROUND-FLOOR maisonette with an EXTENDED LEASE and GARAGE in nearby block, plus entrance hall, TWO DOUBLE BEDROOMS, lounge/diner, RECENTLY FITTED MODERN KITCHEN, modern bathroom, and NEW GAS COMBI BOILER. Ideal for first-time buyers or commuters - within walking distance to the City Centre.



****OPEN HOUSE - SATURDAY 11TH JUNE - 1PM TO 2PM****

Hamilton Piers of Springfield are pleased to offer for sale this very well presented GROUND-FLOOR maisonette with an EXTENDED LEASE and GARAGE in nearby block

Internally the property offers an entrance hall with ample storage, TWO DOUBLE BEDROOMS, lounge/diner, RECENTLY FITTED MODERN KITCHEN, modern bathroom, and NEW GAS COMBI BOILER (only fitted in Feb 15 and still under warranty!).

Externally the property offers a front garden area, lawned communal gardens to rear, and a single garage in a nearby block.

The property is ideal for first-time buyers or commuters, and is within walking distance to the City Centre (along the Bunny Walks and River Chelmer). The property is also within a very short walk to local shops and very popular local schooling.

With an EXTENDED LEASE and very competitive ground rent charges!

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to side aspect, large double storage cupboard and further cupboard, radiator, doors to all accommodation.

LOUNGE DINER: (14' 2" x 10' 9")

Double glazed window to rear, radiator, opening to kitchen.

KITCHEN: (11' 6" x 7' 1")

Double glazed window to front, recently fitted modern kitchen with a range of gloss cream fronted wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in stainless oven with four-ring gas hob and extractor hood over, space for washing machine and fridge freezer, wood-effect floor, door to hallway.

BEDROOM ONE: (12' 10" x 10' 4" plus door recess)

Double glazed window to front, large storage cupboard, radiator.

BEDROOM TWO: (10' 10" x 8' 11")

Double glazed window to rear, built-in wardrobe with Vaillant gas combi boiler (fitted in February 2015 and still under warranty), radiator.

BATHROOM:

Obscure double glazed window to rear, panelled bath with shower over, low-level WC, vanity wash hand basin, radiator.

EXTERIOR:

Lawned front garden area. Lawned communal gardens to rear.

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Single garage with up and over door situated in a nearby block in Meon Close.

LEASEHOLD DEATILS:

Extended Lease with 89 years approx remaining.

Ground Rent charge of only £200 per annum, plus £600 per annum for buildings insurance; totalling approximately £68 per month.

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.