

Burnell Gate

Beaulieu Park, CM1

In the region of £214,995

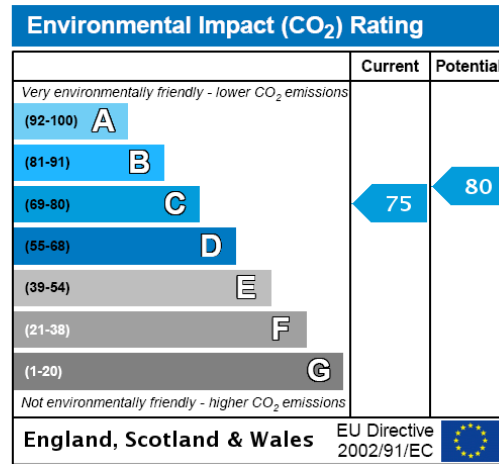
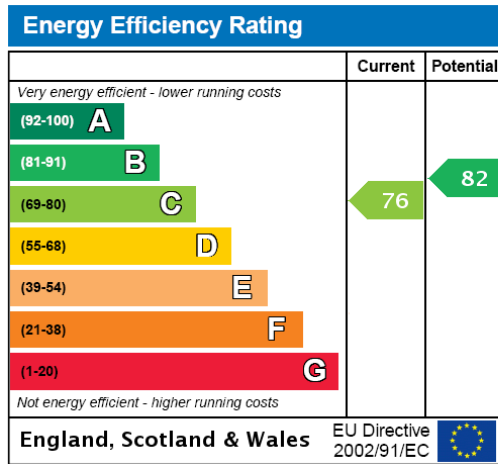


A spacious house-style maisonette, arranged over 2/3 floors and offered for sale by Hamilton Piers of Beaulieu Park. With entrance hall, spacious lounge diner with Juliette balcony, OPEN-PLAN MODERN KITCHEN, large double bedroom (previously two bedrooms), modern bathroom, parking, and communal gardens.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
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Hamilton Piers of Springfield & Beaulieu Park offer for sale this spacious SPLIT-LEVEL maisonette, offering the luxury of a house-style layout over 2/3 floors. Offering an entrance hall, spacious lounge diner with Juliette balcony, OPEN-PLAN MODERN KITCHEN with further Juliette balcony, large double bedroom (previously two bedrooms - just needs partition wall re-erecting!), modern bathroom, private & visitor parking, and communal gardens.

Competitive service charges and long lease - an ideal purchase for first-time buyers or buy-to-let investors!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front accessed from exterior staircase, stairs to main hallway.

FIRST FLOOR:-

HALLWAY:

Double glazed window to front, stairs to second floor, radiator, double doors to lounge/diner.

LOUNGE/DINER: (15' 4" x 14' 1" > 7' 11")

Double glazed french doors to rear to Juliette balcony, double glazed window to rear, radiator, opens to kitchen.

KITCHEN: (8' 9" x 7' 10")

Double glazed french doors to front to Juliette balcony, range of wall and base units, rolled edge work surfaces with stainless steel sink and drainer inset, built-in stainless steel oven, four-ring gas hob, and stainless steel extractor hood, integrated dishwasher and fridge freezer, space for washing machine, gas boiler to wall, tiled floor.

SECOND FLOOR:-

LANDING:

Loft access via hatch, doors to bedroom/s and bathroom.

BEDROOM ONE: (19' x 10' 7" > 7' inc. bed two)

Double glazed window to front, two double glazed windows to rear, two radiators, storage cupboard.

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**Partition wall between bedroom one and two has been removed to create one large bedroom, can easily be re-erected.

BEDROOMTWO:(10' 2" x 7')

Two velux windows to rear, radiator.

**Currently used as part of bedroom one. Once a partition wall is re-erected this area can instantly be used as a bedroom again. Original door, power points/light switch are still in place. Vendor has had quotes to re-erect partition and decorate for only £420.

BATHROOM:

Velux window to rear, panelled bath with shower attachment, pedestal wash hand basin, low-level WC, part-tiled walls, wood-effect floor.

EXTERIOR:

To the immediate rear of the block is the well-kept lawned communal gardens and the private car park with allocated parking for one car, and four visitor spaces.

LEASEHOLD DETAILS:

Long lease with approximately 110 years left.

Service Charge approx £109 per month.

Ground Rent approx £90 every six months.

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.