



Godfreys Mews

Chelmsford, CM2 0XE

Asking Price £200,000

Leasehold
Tax Band: C



Offered with NO ONWARD CHAIN and boasting TWO DOUBLE bedrooms, private residents parking and wonderful communal gardens is this FIRST FLOOR retirement property. Benefiting from spacious living accommodation throughout and ideally located just a very short walk to Chelmsford City Centre.



Godfreys Mews, Chelmsford, CM2 0XE

Communal Entrance:

Secure video entry system, access to communal lounge, laundry services, gardens, elevator / stairs to first floor, entrance door to flat.

Entrance Hall:

Doors to lounge diner, bedroom one, bedroom two, bathroom, cupboard, airing cupboard, electric heater.

Lounge Diner:

17'10" x 10'9" (5.44m x 3.28m)

Double glazed window to rear, electric heater, feature electric fireplace, open to:-

Kitchen:

10'9" x 7'11" (3.28m x 2.41m)

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated electric hob with extractor over, oven, space for fridge freezer, washing machine, fridge freezer, part tiled walls.

Bedroom One:

14'5" x 9'4" (4.39m x 2.84m)

Double glazed window to rear, fitted wardrobes, electric heater.

Bedroom Two:

10'7" x 7' (3.23m x 2.13m)

Double glazed window to rear, electric heater.

Bathroom:

9'3" x 7'6" (2.82m x 2.29m)

Panel bath with shower over, low level W/C, pedestal hand wash basin, tiled walls, wood effect flooring.

Communal Facilities

Hairdressers, communal lounge, laundry services, 24 hour helpline service and safety pull cord system.

Exterior:

Well maintained communal gardens, residents private parking.

Leasehold Information:

Years remaining on the lease: Approx 64.

Service Charge & Ground Rent: Approx £2500 per annum.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

