



## Earlsfield Drive

Leasehold  
Tax Band: B

Chelmer Village, Chelmsford, CM2 6SX

**Offers In The Region Of**

**£210,000**



Boasting an IMPRESSIVE-SIZED 21' LOUNGE and TWO GOOD-SIZED BEDROOMS is this well presented first-floor apartment - for sale with NO ONWARD CHAIN. The property also offers a LONG LEASE, refitted kitchen & bathroom, ALLOCATED PARKING, plus visitors parking and communal gardens. Contact Hamilton Piers, Chelmer Village's property experts, to view today!



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

### COMMUNAL ENTRANCE:

Secure telephone entrance system to block, stairs to first floor, door to apartment.

### FIRST FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Doors to bedrooms one, bedroom two, bathroom, lounge/diner, storage cupboard - housing immersion and water tank, electric heater, wood effect flooring.

#### LOUNGE/DINER: (21'6" x 9'8")

Dual aspect double glazed windows to front and rear, electric heater, door to kitchen.

#### KITCHEN: (8'7" x 6')

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, induction hob with extractor over, fridge freezer, washing machine, tiled flooring.

#### BEDROOM ONE: (11' x 8'9")

Double glazed window to front, built in wardrobe, electric wall heater.

#### BEDROOM TWO: (11'6" x 6'8")

Double glazed window to front.

#### FAMILY BATHROOM:

Obscured double glazed window to rear, panel bath with shower over, low level W/C, pedestal hand wash basin, part

tiled walls, tiled flooring.

### EXTERIOR:

Lawned communal gardens to the rear of the property (ideal for picnic's & barbeques) allocated parking plus visitors parking available to the side of the property.

### LEASEHOLD INFORMATION:

We have been advised the lease now has approx 127 years remaining.

Ground Rent, Buildings Insurance & Ground Rent: TBC



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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.

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