



## Lupin Drive

Chelmsford, CM1 6FJ

**Guide Price £150,000**

Leasehold  
Tax Band:



Boasting an EXTENDED LEASE with very reasonable service charges is this first floor apartment, ideally located in North Springfield and offered for sale with NO ONWARD CHAIN. With entrance hall, spacious lounge, fitted kitchen & bathroom, one good-sized double bedroom, communal parking and well-kept lawned gardens. Ideal as a first time purchase or as a buy-to-let. Contact Hamilton Piers of Springfield to view today!



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### Communal Entrance:

Stairs to first floor, door to inner hall, door to flat.

### Entrance Hall:

Doors to lounge, bedroom, bathroom, wood effect flooring.

### Lounge:

15'8" x 9'7" (4.78m x 2.92m)

Double glazed window to front, entrance to kitchen, wood effect flooring.

### Kitchen:

9'11" x 6'6" (3.02m x 1.98m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, cooker, two cupboards, tiled walls.

### Bedroom:

12'7" x 9'1" (3.84m x 2.77m )

Double glazed window to rear, wood effect flooring.

### Bathroom:

6'4" x 5'5" (1.93m x 1.65m)

Panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, tiled walls.

### Leasehold Info:

Extended lease with 114 years remaining. Ground rent of £250pa. Service Charges of £78pm approx.



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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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