



Centenary Way

Chelmsford, CM1 6AU

Leasehold
Tax Band: C

By Public Auction £260,000



An immaculate, rarely available DUPLEX property arranged over two floors, boasting GATED PARKING & GARDEN AREA, plus an entrance hall & cloakroom, IMPRESSIVE 20' OPEN-PLAN LIVING AREA with modern kitchen, TWO BALCONIES, modern bathroom, TWO GOOD-SIZED DOUBLE BEDROOMS. Perfectly located on the highly regarded Beaulieu development, within a short walk to local shops, amenities, and schooling. Offered for sale with Hamilton Piers via "Secure Sale" with immediate exchange of contracts available.



Centenary Way, Chelmsford, CM1 6AU

Communal Entrance:

Secure video entry system, stairs to first floor, composite entrance door to property.

Entrance Hall:

Double glazed window to front, doors to cloakroom, open plan living area, radiator, stairs to first floor, Amtico flooring.

Cloakroom:

Low level W/C, wall mounted hand wash basin, cupboard with washing machine, chrome towel radiator, part tiled walls, tiled flooring.

Open Plan Living Area:

20'4" x 20'4" > 9'5" (6.20m x 6.20m > 2.87m)

Double glazed window and door to rear balcony, french doors to front, two radiators, Amtico flooring, open plan to:-

Kitchen:

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated oven, gas hob with extractor over, dishwasher, fridge freezer, boiler to cupboard.

Balcony:

21'2" x 9'10" (6.45m x 3.00m)

First Floor:

Landing:

Doors to bedroom one, bedroom two, bathroom, loft access.

Bedroom One:

15'7" x 10'1" > 9' (4.75m x 3.07m > 2.74m)

Double glazed window and door to balcony, door to en-suite, fitted wardrobes, radiator.

En-Suite:

9'1" x 4'6" (2.77m x 1.37m)

Obscure double glazed window to front, fully tiled double shower cubicle, wall mounted hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

Bedroom Two:

11' x 10'1" x 9'6" (3.35m x 3.07m x 2.90m)

Double glazed window and door to rear balcony, radiator.

Balcony:

7'5" x 7'2" (2.26m x 2.18m)

Shared balcony between the bedrooms.

Bathroom:

7'4" x 5'7" (2.24m x 1.70m)

Obscure double glazed window to rear, panel bath with shower mixer tap, low level W/C, wall mounted hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

Exterior:

The property benefits from two balconies, one off the living area and the other off the upstairs bedrooms, the property also benefits from a front garden area.

Frontage/Garden Area:

Gated access to front, artificial lawn to side.

Leasehold Info:

Council Tax Band: C

Tenure: Leasehold

Length Of Lease: 239

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,097.00

Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with Hamilton Piers on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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

