



## Canvey Walk

Chelmsford, CM1 6LB

Leasehold  
Tax Band:

**Offers In Excess Of £200,000**



Offered for sale is this TOP FLOOR apartment boasting an IMPRESSIVE 21'10" LOUNGE DINER, modern fitted bathroom, TWO GOOD SIZED BEDROOMS, re-fitted kitchen, entrance porch and hall, and very reasonable service charges and well maintained communal areas & ALLOCATED PARKING with ample visitors parking available. Call Hamilton Piers of Springfield to view!





# Canvey Walk, Chelmsford, CM1 6LB

## Communal Entrance:

Secure telephone entry system stairs to top floor, entrance door to flat.

## Entrance Porch:

Door to entrance hall.

## Entrance Hall:

Door to lounge diner, kitchen, bedroom one, bedroom two, bathroom, loft access, storage heater, cupboard.

## Lounge Diner:

21'10" x 10'7" (6.65m x 3.23m)

Dual aspect glazed windows to front and rear, two storage heaters.

## Kitchen:

10' max x 7'10" (3.05m max x 2.39m)

Glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with extractor over, space for fridge freezer, washing machine, part tiled walls, tiled flooring.

## Bedroom One:

10'1" x 10' (3.07m x 3.05m)

Glazed window to front, electric heater, fitted wardrobes.

## Bedroom Two:

10'2" x 6'1" (3.10m x 1.85m)

Glazed window to front, electric heater.

## Bathroom:

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

## Exterior:

## Agent Notes:

Council Tax Band: B

## Leasehold Information:

Years Remaining: Approx 91 Years.

Service Charge: £1120 Per Annum.

Ground Rent: £100 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

