



The Causeway

Chelmsford, CM2 7FR

Asking Price £200,000

Leasehold
Tax Band: C



Boasting an IMPRESSIVE 28' DUAL-ASPECT OPEN PLAN LIVING AREA with a spacious lounge and modern fitted kitchen, plus a LARGE 17'9" BEDROOM is this immaculately presented second-floor apartment, ideally located in Great Baddow - close to local shops, schooling and the city centre. Further offering an entrance hall, modern bathroom, PRIVATE ALLOCATED PARKING and built-in smart features throughout. For sale via Hamilton Piers with NO ONWARD CHAIN.



The Causeway, Chelmsford, CM2 7FR

COMMUNAL ENTRANCE:-

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

SECOND FLOOR:-

ENTRANCE HALL: (10'9" x 8'3" > 4'8")

Doors to open plan living area, bedroom, storage cupboard, bathroom, solid wood flooring.

OPEN PLAN LIVING AREA: (28'8" x 10'5" > 7'1")

LOUNGE AREA:

Dual aspect double glazed windows to side and rear, built in storage cupboard, two radiators, solid wood flooring throughout open plan to-

KITCHEN:

Double glazed window to side, range of modern wall and base units, square edge quartz work surfaces with stainless steel sink inset (with instant hot water tap and filtered water), integrated fridge freezer, dishwasher, washing machine, low level oven, electric hob with extractor over, part tiled walls, solid wood flooring.

BEDROOM : (17'9" x 9'2")

Double glazed sash window to rear, fitted wardrobes, radiator.

BATHROOM:

Panel bath with rain shower over, vanity hand wash basin - all with touch control taps and mirror - anti steam, vanity light & clock, low level W/C, chrome towel radiator, part tiled walls, tiled floor.

EXTERIOR:

Well maintained communal gardens and allocated residents parking.

LEASEHOLD INFORMATION:

There is currently 118 years remaining on the lease, whilst service charge is currently £869.70 per half year and ground rent is £300 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

