



Petunia Crescent

Chelmsford, CM1 6YP

Guide Price £185,000

Leasehold
Tax Band: B



Boasting an EXTENDED 116 YR LEASE and a SPACIOUS DUAL-ASPECT LOUNGE DINER is this freshly redecorated SECOND FLOOR apartment, ideally located close to local schools, shops and amenities. Being sold with NO ONWARD CHAIN and further offering an entrance hall, fitted kitchen, bathroom, TWO BEDROOMS and residents parking. Ideal for FIRST TIME BUYERS, or as a buy to let. Contact Hamilton Piers of Springfield to view today!



COMMUNAL ENTRANCE:-

Secure entrance door with buzzer entry system, stairs to second floor.

ENTRANCE HALL:-

Doors to bedroom one and two, lounge, bathroom, airing cupboard with water tank, tiled flooring.

LOUNGE DINER:-

15'09" x 11'04" (4.80m x 3.45m)

Dual Aspect double glazed window to rear and side, electric wall mounted heater, laminate flooring, leading to kitchen.

KITCHEN:-

8'07" x 8'07" (2.62m x 2.62m)

Double glazed window to rear, matching wall and base units, roll top work surfaces, stainless steel sink with drainer inset with central mixer tap, electric oven, space for washing machine and fridge freezer, tiled flooring.

BEDROOM ONE:-

12'09" x 9'03" (3.89m x 2.82m)

Double glazed window to front, electric wall mounted heater.

BEDROOM TWO:-

9'01" x 6'10" (2.77m x 2.08m)

Double glazed window, electric wall mounted heater, laminate flooring.

BATHROOM:-

6'11" x 5'06" (2.11m x 1.68m)

Opaque window panel, bath with electric shower over, fully tiled, pedestal hand wash basin, low level WC, extractor fan, heated towel rail, tiled floor.

PARKING & LEASEHOLD:-

Parking is not allocated but is available outside the property for residents.

Lease 116 years remaining.

Service charge £204 pcm

Ground Rent £110 PA



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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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