



Pollards Green

Chelmsford, CM2 6UX

Leasehold
Tax Band: B

Offers In Excess Of £245,000



Hamilton Piers are pleased to offer this VERY WELL PRESENTED, two bedroom MAISONETTE. Boasting a SPACIOUS DUAL-ASPECT LOUNGE DINER with a JULIETTE BALCONY, modern spacious RE-FITTED KITCHEN and shower room with rainfall shower. Offering ample storage including UTILITY CUPBOARD, loft space and a further storage cupboard. Resident parking for TWO VEHICLES and COMMUNAL GARDEN to the rear. With a LONG LEASE and very reasonable service charges! VIEW TODAY!



ENTRANCE HALL:-

UPVC entrance door to front, with stairs leading to first floor.

FIRST FLOOR:-

LANDING:-

Doors to bedroom one, bedroom two, shower room, utility cupboard, storage cupboard, lounge diner, loft hatch, carpet flooring.

BEDROOM ONE:-

13'00" x 8'03" (3.96m x 2.51m)

Double glazed window to rear, radiator, carpet flooring.

BEDROOM TWO:-

11'02" x 6'02">4'07" (3.40m x 1.88m>1.40m)

Double glazed window to rear, radiator, carpet flooring.

SHOWER ROOM:-

7'01" x 6'04" (2.16m x 1.93m)

Opaque double glazed window to front, double walk in shower with rainfall shower overhead, low level W/C, vanity hand basin, chrome heated towel rail, tiled walls and flooring.

UTILITY/STORAGE CUPBOARD:-

6'07" x 4'07" (2.01m x 1.40m)

Boiler, fuse board, space for tumble dryer and wardrobe, carpet flooring.

LOUNGE DINER:-

15'05" x 11'08" (4.70m x 3.56m)

Dual aspect double glazed window to side with french doors and juliette balcony to front, radiator, entrance to kitchen, carpet flooring.

KITCHEN:-

11'08" x 8'06" (3.56m x 2.59m)

Double glazed window to front, matching wall and base units, roll edge work tops, stainless steel sink/drainage inset with central mixer tap, tiled splashbacks, double oven with gas hob and extractor over, space for washing machine and fridge freezer, radiator, tiled flooring.

EXTERIOR:-

Communal garden to rear with washing line.

PARKING:-

Parking is not allocated but there are two resident spaces used for this property.

AGENT NOTES:-

Lease; 98 years remaining.

Service charge- £596 PA

Ground Rent- £40 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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