



Lynmouth Gardens

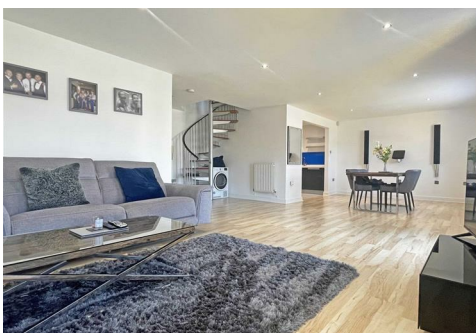
Chelmsford, CM2 0UH

Leasehold
Tax Band: E

Offers In Excess Of £300,000



A unique and rarely available TWO-STOREY Duplex apartment boasting a VERY IMPRESSIVE 31' LARGE OPEN-PLAN LIVING AREA with adjoining modern kitchen, TWO DOUBLE BEDROOMS - boasting an EN SUITE to the master bedroom and JULIETTE BALCONY to the second bedroom and the living area. Further offering contemporary bathrooms, CARPORT PARKING for one vehicle and further spaces available for rent. Ideally located within walking distance to the city centre and mainline station. Call Hamilton Piers of Chelmsford to view!



Lynmouth Gardens, Chelmsford, CM2 0UH

COMMUNAL ENTRANCE:-

Secure telephone entry system into building, stairs to second floor entry to apartment.

ENTRANCE:-

Entrance into open plan living space.

OPEN PLAN LOUNGE DINER:-

31'10" x 27'10" x 20'01" x 11'07" (9.70m x 8.48m x 6.12m x 3.53m)

Open plan lounge/ dining space, two double glazed windows to front with double glazed french doors and juliette balcony, kitchen off dining space, three radiators, wood effect flooring, doors to storage cupboard- (housing alarm and fuse box) and family bathroom, spiral stairs to first floor,

KITCHEN:-

9'08" x 8'00" (2.95m x 2.44m)

Square edge Corian work-tops with sink inset, induction hob with extractor over, double oven, matching wall and base units, cupboard housing boiler, integrated washing machine and fridge freezer, glass splashback, tiled flooring

BATHROOM:-

6'10" x 6'07" (2.08m x 2.01m)

Bath with shower attachment, contemporary vanity hand wash basin, wall mounted W/C, fully tiled, chrome heated towel rail.

FIRST FLOOR:-

BEDROOM ONE:-

14'09" x 10'07" (4.50m x 3.23m)

Double glazed window to front, storage cupboard/wardrobe, radiator, door to en-suite.

EN-SUITE:-

5'11" x 4'09" (1.80m x 1.45m)

Corner shower, contemporary vanity hand wash basin, low level W/C, fully tiled, chrome heated towel rail.

BEDROOM TWO:-

11'09" x 8'06" (3.58m x 2.59m)

Double glazed french doors with juliette balcony, radiator

FIRE ESCAPE DOOR

PARKING & LEASEHOLD INFORMATION:-

One allocated parking space within a carport (option to purchase a further two permits available for £20 each PA)

Lease- 101 year remaining

Service charge- £220 PA

Ground rent- £175 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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