



## Mearns Place

Chelmsford, CM2 6TT

**£130,000**

Leasehold  
Tax Band: A



Being sold with NO ONWARD CHAIN is this GROUND FLOOR, studio apartment, spacious lounge/bedroom, fitted kitchen, bathroom, private residents parking with visitors spaces, IDEAL FOR FIRST TIME BUYERS or as an investment, located in a quiet cul-de-sac in Chelmer Village. Contact Hamilton Piers, Chelmer Village's local specialists, to view!



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### Communal Entrance:

Well kept communal areas, door to flat.

### Entrance Hall:

Doors to Living / Bedroom area, bathroom.

### Lounge / Bedroom:

14'9" x 13'2" > 9'11" (4.50m x 4.01m > 3.02m)

Dual aspect double glazed windows to front and rear, door to kitchen, cupboard.

### Kitchen:

9'3" x 5'4" (2.82m x 1.63m)

Double glazed window to front, 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, wood effect flooring.

### Bathroom:

6'1" x 5'6" (1.85m x 1.68m)

Panel bath with shower over, low level W/C, pedestal hand wash basin, airing cupboard, part tiled walls.

### Exterior:

Allocated parking with visitors spaces available, well kept communal gardens.

### Leasehold Information:

Years Remaining: Approx 950

Service Charge: £1300 Per Annum.

Ground Rent: £0



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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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