



Centenary Way

Chelmsford, CM1 6AU

£350,000

Leasehold
Tax Band: C



Offered for sale with NO ONWARD CHAIN is this spacious DUPLEX, TWO-STOREY modern apartment boasting TWO DOUBLE BEDROOMS split over both floors with EN-SUITE to master bedroom and modern bathroom, SPACIOUS 20' OPEN PLAN LIVING AREA with generous private TERRACE/BALCONY and gated allocated parking. Contact Hamilton Piers to view!



Communal Entrance:

Secure video entry system servicing only 2 properties, stairs and door to apartment.

Entrance Hall:

Doors to open plan living area, bedroom two, bathroom, utility cupboard, stairs to first floor, radiator, Amtico flooring.

Open Plan Living Area:

20' x 13'3" (6.10m x 4.04m')

Lounge Area:

French doors to balcony, two double glazed windows to front, two radiators, Amtico flooring.

Kitchen Area:

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over and glass splash back, fridge freezer, dishwasher.

Bedroom Two:

12'7" x 9'4" (3.84m x 2.84m)

Double glazed window and door to balcony, radiator.

Bathroom:

7'1" x 6'7" (2.16m x 2.01m)

Panel bath with shower mixer tap, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

Utility Cupboard:

6'9" x 2'8" (2.06m x 0.81m)

Space for washer dryer.

First Floor:

Landing:

Doors to bedroom one, cupboard.

Bedroom One:

17'2" max x 13'10" (5.23m max x 4.22m)

Double glazed window and door to Juliet balcony, fitted wardrobes, door to en-suite, radiator.

En-Suite:

6'10" x 5'8" (2.08m x 1.73m)

Fully tiled double shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

Cupboard:

9'9" x 3' (2.97m x 0.91m)

Leasehold Information:

Years Remaining: 243 approx.

Ground Rent: £460 Per Annum

Service Charges: £482 PCM



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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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