



Gardeners

Chelmsford, CM2 8YU

£175,000

Leasehold
Tax Band: A



Offered for sale is this well presented first floor MAISONETTE, boasting a SPACIOUS LOUNGE, kitchen, re-fitted wet room, GENEROUS DOUBLE BEDROOM, low service charges and ground rent, ideal for first time buyers or as an investment. Contact Hamilton Piers to view!



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Entrance:

UPVC door to front, stairs to first floor:

First Floor:

Storage area with double glazed window to rear, door to lounge.

Lounge:

15'8" x 10'6" (4.78m x 3.20m)

Double glazed window to front, door to inner hall, cupboard, storage heater, entrance to kitchen.

Kitchen:

10'5" x 7'11" (3.18m x 2.41m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, space for fridge freezer, washing machine, storage heater, part tiled walls, tiled flooring.

Inner Hall:

Doors to bedroom, wet room, airing cupboard, cupboard with space for tumble dryer, tiled flooring.

Bedroom:

14'8" x 9'7" (4.47m x 2.92m)

Double glazed window to front, storage heater, cupboard.

Wet Room:

6'6" x 5'6" (1.98m x 1.68m)

Obscure double glazed window to rear, shower to wall, low level W/C, wall mounted hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

Exterior:

Residents parking available, front garden mainly laid to lawn.

Leasehold Information:

Years Remaining: 88 Approx.

Service Charge (Including Building Insurance): £155 Per quarter.

Ground Rent: £10 Per Annum.



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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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