



Wharf Road

Chelmsford, CM2 6ZR

Leasehold
Tax Band:

40% Shared ownership £86,000



Being sold with a 40% share of ownership and NO ONWARD CHAIN is this well presented CITY CENTRE second floor apartment, boasting a SPACIOUS open plan living area, VERY IMPRESSIVE-SIZED 22'4" BEDROOM and modern bathroom. A perfect opportunity for FIRST TIME BUYERS to get on the ladder... And with a 100% share of ownership available as well with the ability to 'staircase'. Contact Hamilton Piers of Chelmsford to view!



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Communal Entrance:

Secure telephone entry system, stairs and lift to second floor, entrance door to flat.

Entrance Hall:

Doors to open plan living area, bedroom, bathroom, cupboard (measuring 6'6" x 3'9"), radiator.

Open Plan Living Area:

18'2" x 13'11" > 11'5" (5.54m x 4.24m > 3.48m)

Door to balcony, cupboard housing boiler, two radiators, open plan to:-

Kitchen:

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

Bedroom:

22'4" x 9' max (6.81m x 2.74m max)

Double glazed window to front, radiator.

Bathroom:

7' x 6' (2.13m x 1.83m)

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

Communal Areas:

Well kept communal areas, visitors parking available.

Leasehold & Shared Ownership Information:

Years remaining: Approx 121.

Service Charge: £92 PCM

Rent on Remaining Share: £393.62 PCM

* We have been advised that whilst the listing is advertising 40% of the share of ownership, 100% share of ownership is available. The 100% share value is £215,000. This can be purchased immediately, or this can be purchased over time (staircasing), allowing the buyer the opportunity to increase their equity/ownership level over the duration of their ownership.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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