



Tamar Rise

Leasehold Tax Band: B

Chelmsford, CM1 7QN

£230,000









Offered for sale is this FULLY MODERNISED first floor maisonette, boasting TWO DOUBLE BEDROOMS, spacious lounge, updated modern kitchen and re-fitted bathroom, EXTENDED LEASE and very reasonable service charges, within a short walk to local excellent schools, shops and Chelmsford mainline train station, also with the benefit of a brick storage shed & ALLOCATED PARKING. Call Hamilton Piers of Springfield to view!







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ENTRANCE:-

UPVC secure front door with stairs to first floor.

FIRST FLOOR:-

LANDING:-

Landing area with doors to lounge, bedroom one, bedroom two, bathroom, airing cupboard.

LOUNGE:-

15'01" x 10'11" (4.60m x 3.33m)

Double glazed window to front, radiator, wood effect flooring door into kitchen.

KITCHEN:-

8'09" x 8'03" (2.67m x 2.51m)

Double glazed window to rear, square edge worktops with drainer sink inset, electric hob with extractor over, electric oven, wall mounted combi boiler, matching wall and base units, tiled splashbacks, space for dishwasher, fridge freezer, washing machine, wood effect flooring, radiator.

BEDROOM ONE:-

14'01" x 10'05" (4.29m x 3.18m)

Double glazed window to front, built in storage/ wardrobe, radiator.

BEDROOM TWO:-

9'11" x 7'05" (3.02m x 2.26m)

Double glazed window to rear, radiator.

BATHROOM:-

6'01" x 6'01" (1.85m x 1.85m)

Opaque double glazed window to rear, bath with a shower over, vanity hand was basin, low level W/C, heated towel rail, fully tiled, Two big storage cupboards.

EXTERIOR:-

Communal garden to the rear, brick storage cupboard, allocated parking for one with lots of on street parking

PARKING & LEASEHOLD INFORMATION:-

Allocated parking for one vehicle to the rear, with plenty of





on street parking.

Years remaining on lease- 122 years

Combined insurance and admin charge- £626 Per annum

Ground Rent- £440 Per annum



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