



Wharf Road

Chelmsford, CM2 6FS

Leasehold
Tax Band: C

Asking Price £275,000



A BEAUTIFULLY PRESENTED, second floor apartment offering a spacious bedroom with built in wardrobes and stunning VIEWS OVER THE CANAL, located a short walk from the CITY CENTRE! Boasting an 18' OPEN PLAN LIVING SPACE onto the BALCONY providing a breakfast bar with a view! STYLISH KITCHEN with integrated appliances, modern bathroom and ALLOCATED PARKING with the option to rent another. Contact Hamilton Piers of Chelmsford view!



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COMMUNAL ENTRANCE:-

Secure telephone and fob entry system, with stairs to second floor apartment.

Ground rent £225 PA

Service charge £1500

ENTRANCE HALL:-

Doors to open plan living area, bedroom, bathroom, storage cupboard, wood effect flooring, radiator.

OPEN PLAN LIVING:-

18'11" x 17'07" (5.77m x 5.36m)

Open plan living space with kitchen, double glazed door and window onto balcony, wood effect flooring, radiator.

BALCONY:-

Glass balustrade overlooking Springfield Basin, with breakfast bar.

KITCHEN:-

Double glazed window to rear, square edge worktops with stainless drainer sink inset, gas hob with extractor over, matching wall and base units with downlighting, integrated oven, fridge freezer, dishwasher & washing machine, combi boiler housed in cupboard, wood effect flooring.

BEDROOM:-

13'05" x 12'07" (4.09m x 3.84m)

Double glazed picture window overlooking the canal to rear, triple built in wardrobe, radiator, carpet flooring.

BATHROOM:-

7'02" x 6'06" (2.18m x 1.98m)

Bath with shower over, fully tiled, wall mounted hand basin, low level W/C, heated chrome towel rail, extractor, tiled flooring.

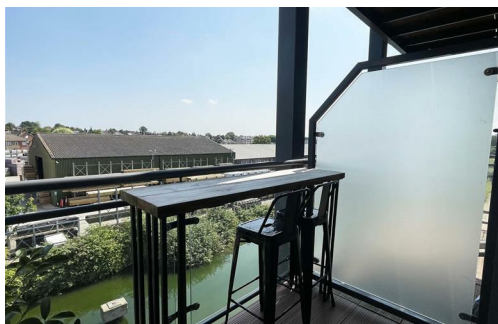
EXTERIOR:-

Set within a waterfront position overlooking Springfield lock, a short walk from the city centre.

PARKING & LEASEHOLD INFORMATION:-

Allocated parking for one vehicle with a further option to rent a space, secure bike storage available.

117 years remaining on lease.



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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