



Speedwell Crescent

Chelmsford, CM1 4GF

Price £209,250

Leasehold
Tax Band: D



Boasting NO ONWARD CHAIN and offered with ****45% SHARE OF OWNERSHIP****, a spacious 16' lounge/diner, modern kitchen and d/stairs cloakroom plus CARPORT with driveway parking for two vehicles is this well presented THREE bedroom DETACHED property. Benefiting from a well-proportioned, landscaped rear garden and ideally situated on a newly established development, with the added benefit of 100% share being available to purchase. Perfect for first time buyers - Call Hamilton Piers to view!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite part glazed entrance door onto hallway, doors to kitchen, cloakroom, lounge/ diner, stairs to first floor, Amtico flooring.

KITCHEN:

10'06" x 7'09" (3.20m x 2.36m)

Double glazed window to front, roll edge worktops with stainless sink inset, range of modern matching wall and base units, gas hob with extractor over, integrated oven, space for fridge freezer and washing machine, tiled flooring.

LOUNGE / DINER:

16'06" x 13'08" (5.03m x 4.17m)

Dual aspect double glazed window to rear and French doors onto garden, storage cupboard, radiator, carpet flooring.

CLOAKROOM:

6'08" x 4'08" (2.03m x 1.42m)

Double glazed window to front, low level W/C, pedestal hand basin, tiled flooring, radiator.

FIRST FLOOR ACCOMMODATION:

Landing area with doors to;

BEDROOM ONE:

14'09" x 9'06" (4.50m x 2.90m)

Double glazed window to rear, radiator, carpeted flooring.

BEDROOM TWO:

10'10" x 9'07" (3.30m x 2.92m)

Double glazed window to front, radiator, carpeted flooring.

BEDROOM THREE:

10'02" x 6'08" (3.10m x 2.03m)

Double glazed window to rear, radiator, carpeted flooring.

FAMILY BATHROOM:

6'08" x 6'07" (2.03m x 2.01m)

Double glazed window to front, bath with shower over, vanity hand basin, low level W/C, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:

Patio area to rear with picket fence, laid to lawn area, with two decorative stoned areas to rear of garden, side access gate into car port.

CARPORT & PARKING:

Carport with driveway parking for two vehicles, side gate access into rear garden.

LEASEHOLD & SHARED OWNERSHIP INFORMATION:

Remaining years on Lease- 122 years

Service charge - £93.11pcm

Remaining Rental Amount Due - £731.15 pcm

* We have been advised that whilst the listing is advertising 45% of the share of ownership, 100% share of ownership is available. The 100% share value is £465,000. 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.



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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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