



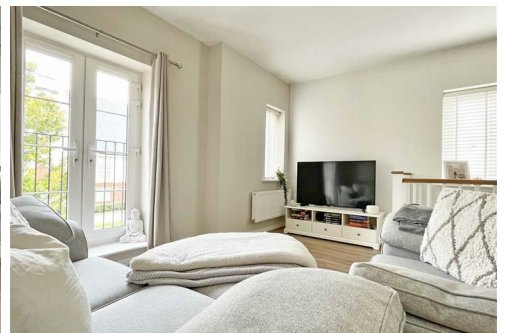
## Regiment Gate

Chelmsford, CM1 6BQ

Leasehold  
Tax Band: C

**25% Shared Ownership £81,250**  2  2  1  C

Offering \*\*\*25% SHARE OF OWNERSHIP\*\*\* and boasting a 20' OPEN PLAN living space with JULIETTE BALCONY plus EN-SUITE to master bedroom and large additional LOFT SPACE is this IMMACULATELY PRESENTED two double bedroom COACH HOUSE. Benefiting from well-kept communal areas, located on the desirable Beaulieu development and offered with TWO ALLOCATED parking spaces with visitors parking available. Ideally set within walking distance to local shops, schools & the new Beaulieu Train Station.





## ENTRANCE:

Secure composite entrance door onto small porch with stairs to first floor.

## FIRST FLOOR:

### OPEN PLAN LIVING SPACE:

20'08" x 18'08" (6.30m x 5.69m)

Triple aspect double glazed windows to side over stairs, french doors with julliette balcony to front, window to front and window to rear, x2 radiators, wood effect flooring.

### KITCHEN AREA:

Double glazed window to rear, roll edge work tops with stainless drainer sink inset, gas hob with extractor over, matching wall and base units with boiler housed, integrated dishwasher, fridge freezer, washing machine, oven, wood effect flooring.

### UTILITY CUPBOARD:

Double cupboard housing water tank, with ample storage.

### MASTER BEDROOM:

14'09" x 9'02" (4.50m x 2.79m)

Double glazed window to front, built in wardrobes with sliding door, radiator, door to en-suite, carpet flooring.

### ENSUITE:

9'01" x 4'10" (2.77m x 1.47m)

Double glazed window to rear, double walk in shower, low level W/C, inset sink with tiled splashback, chrome towel rail, fully tiled.

### BEDROOM TWO:

11'01" x 7'04" (3.38m x 2.24m )

Double glazed french doors with julliette balcony to front, radiator, carpet flooring.

### BATHROOM:

7'01" x 6'07" (2.16m x 2.01m)

Double glazed window to rear, bath with shower over, inset sink with tiled splashback, low level W/C, chrome towel rail, fully tiled.

## PARKING:

Two allocated parking spaces under the building, with further visitor bays.

## SHARED OWNERSHIP & LEASEHOLD INFORMATION:

Years remiaing on lease- 125 years

Rent on Remaing amount- £526.37 pcm

Block miscellaneous- £14.75 pcm

Buildings Insurance- £42.92 pcm

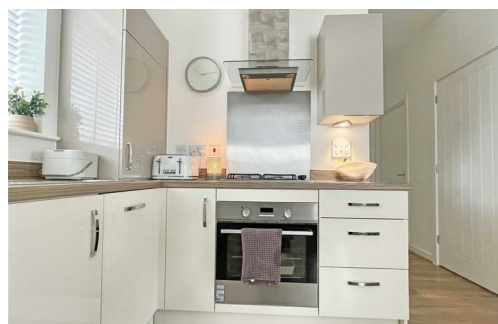
Management fee- £23.25 pcm

Grounds maintenance- £5.73 pcm

Sinking fund contribution- £28.84

Total- £641.86 pcm (inclusive of service charge)

100% share of this property is available at the price of £325,000.



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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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