



Wharf Road

Chelmsford, CM2 6LB

Leasehold
Tax Band: D

Asking Price £350,000



IMMACULATELY PRESENTED First floor apartment boasting TWO DOUBLE BEDROOMS, located a short walk to the CITY CENTRE! Spacious 19' OPEN-PLAN LIVING AREA with BALCONY, a modern kitchen with integrated appliances and extensive cupboard space, stylish family bathroom, EN-SUITE to the master bedroom, walk in utility cupboard with water and electric, and allocated PRIVATE PARKING with further visitor spaces. Contact Hamilton Piers of Chelmsford to view!



COMMUNAL ENTRANCE:-

Secure video entry system, stairs to first floor, entrance door to flat.

ENTRANCE HALL:-

Hallway with doors to open plan living area, bedroom one, bedroom two, family bathroom, utility cupboard with washing machine/ electric meter, radiator, Amtico flooring.

UTILITY CUPBOARD:-

Walk in cupboard with water and power, electric metres.

OPEN PLAN LIVING AREA:-

19'02" x 16'08" > 13'06" (5.84m x 5.08m > 4.11m)

Dual aspect double glazed windows to side, and bi fold doors to front onto private balcony, Amtico flooring, radiator.

KITCHEN:-

Two Double glazed windows to side, round edge worktops with stainless sink inset, electric hob with extractor over, double oven, matching wall and base units, wall mounted boiler enclosed in cupboard, integrated dishwasher, fridge freezer, Amtico flooring.

BEDROOM ONE:-

13'06" x 10'11" (4.11m x 3.33m)

Double glazed full length window to side, radiator, door to en-suite.

EN-SUITE:-

6'06" x 5'09" (1.98m x 1.75m)

Double walk in shower, pedestal hand wash basin, low level W/C chrome towel rail, fully tiled, Amtico flooring..

BEDROOM TWO:-

13'07" x 9'06" (4.14m x 2.90m)

Double glazed full length window to front, fitted wardrobes, radiator, Amtico flooring.

BATHROOM:-

7'05" x 5'06" (2.26m x 1.68m)

Bath with shower over head, pedestal hand wash basin, low level W/C, chrome heated towel rail, fully tiled, Amtico flooring.

EXTERIOR:-

Allocated parking for one vehicle with further visitor spaces.

LEASEHOLD INFORMATION:-

Annual service charge- £1800

Annual ground rent- £325



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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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