



## Lupin Drive

Chelmsford, CM1 6FJ

**Offers In The Region Of**

**£102,500**

Hamilton Piers, Springfield's leading local property experts, are pleased to offer with NO ONWARD CHAIN this spacious and well presented TWO BEDROOM first floor apartment that offers an entrance hall, SPACIOUS LOUNGE DINER, fitted bathroom, REFITTED KITCHEN, residents private parking area and well-kept communal gardens, plus an EXTENDED LEASE - ideal for first time buyers or as a buy to let. Close to local schools, shops and easy access to the city centre. View today!



Leasehold  
Tax Band:  
C

\*\*\*MORE PHOTOS TO FOLLOW ONCE TENANT HAS VACATED\*\*\*

## COMMUNAL HALLWAY:

Entrance door to block, staircase to first floor, entrance door to flat.

## ENTRANCE HALL:

Doors to bedroom one, bedroom two, bathroom, storage cupboard & lounge diner.

## LOUNGE DINER: (16'1" x 12'1")

Double glazed window to side, door to kitchen, electric heater.

## KITCHEN: (8'7" x 8'5")

Double glazed window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with extractor over, space for washing machine, fridge freezer, storage cupboard housing electric meters, part tiled walls, wood effect flooring.

## BEDROOM ONE: (12'6" x 11'5" max)

A very generous sized master bedroom with double glazed window to front, storage heater.

## BEDROOM TWO: (9'1" x 6'11")

A good sized second bedroom that would fit a small double bed with double glazed window to front.

## BATHROOM:

Panel bath with shower over, low level WC, pedestal hand wash basin, fully tiled walls and flooring, high-level borrowed light window.

## EXTERIOR:

Lawned communal gardens to the front and side of the property (ideal for picnics & barbeques), private residents parking area to front and rear.

## LEASEHOLD INFORMATION:

We have been advised by the current vendor that the property has approximately 138 years remaining on the lease.

-Service Charge: £1312 Per Annum (Approx)

-Ground Rent: £10 Per Annum

## AGENTS NOTES:

Council tax band: B

Viewings strictly by appointment only - please call Hamilton Piers to view (your area's multi award winning property experts).

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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