



**Hunts Close, Writtle CHELMSFORD CM1 3HJ**

***welcome to***

## **Hunts Close, Writtle CHELMSFORD**

Tucked away in the charming village of Writtle, this delightful one-bedroom first floor maisonette offers a perfect blend of comfort and convenience.

### **Entrance Hall**

### **Bedroom**

12' 3" x 8' 9" ( 3.73m x 2.67m )

### **Shower Room**

10' 1" x 4' 9" ( 3.07m x 1.45m )

### **Lounge**

12' 3" x 12' 2" ( 3.73m x 3.71m )

### **Kitchen**

13' 3" x 7' 10" ( 4.04m x 2.39m )

### **Storage**

7' 10" max x 7' max ( 2.39m max x 2.13m max )

### **Agents Note:**

Lease: 125 years from 6 March 2017

Current Ground Rent: £10 pa

Current Service Charge: £400 pa





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Hunts Close,**  
**Writtle CHELMSFORD**

- One Bedroom
- Well Presented
- Popular Village Location
- Re-fitted Shower Room
- Large Storage Room

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 400.00  
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Mar 2017.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£220,000**



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Property Ref:  
CHE115761 - 0004

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