



Tax Band: B

Shimbrooks

Great Leighs, Chelmsford, CM3 1SG

£1,200 Per Calendar Month



OPEN DAY - SAT 22ND JUNE BY APPOINTMENT ONLY**AVAILABLE IMMEDIATELY**Benefiting from a 21' OPEN PLAN kitchen & living area, JULIETTE BALCONY and two DOUBLE bedrooms is this RECENTLY REDECORATED first floor apartment. Offering an ALLOCATED PARKING space, communal gardens and ideally located in the sought after village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility with easy access to A120/M11, Felsted & Chelmsford.



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

COMMUNAL ENTRANCE:

Secure entry door with stairs leading to first floor.

FIRST FLOOR ACCOMMODATION:

ENTRANCE HALL:

Entrance door to apartment, large walk-in multi use storage cupboard, wood effect flooring.

OPEN PLAN KITCHEN & LIVING AREA:

21 x 14'3 max (6.40m x 4.34m max)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating large sink with drainer and central mixer hose tap, stainless steel electric oven, gas hob with extractor, wall-mounted boiler (in cupboard), space for fridge/freezer, dishwasher and washing machine, two radiators. French doors onto Juliette balcony to front aspect, wood effect flooring.

BEDROOM ONE:

12'06 max x 11'10 (3.81m max x 3.61m)

Double glazed window to rear aspect, built-in triple wardrobe, radiator, wood effect flooring.

BEDROOM TWO:

11'1 x 10'8 (3.38m x 3.25m)

Double glazed window to rear aspect, radiator, wood effect flooring.

BATHROOM:

Opaque double glazed window to front aspect, fully tiled walk-in double shower unit with glass enclosure, dual shower with rainfall overhead, vanity wash hand basin, low level w/c, heated towel rail, extractor fan and shaver point.

EXTERIOR:

COMMUNAL GARDENS:

Enclosed communal gardens to rear, laid to lawn.

ALLOCATED PARKING:

One allocated parking space to the rear and further visitor parking at the front (free for all).

AGENTS NOTES:

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For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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