



## Little Dominie Court, Fayrewood Drive

Leasehold  
Tax Band: D

Great Leighs, Chelmsford, CM3 1GT

**Offers In Excess Of £225,000**



Boasting it's OWN ENCLOSED GARDEN and PRIVATE ENTRY is this well presented GROUND FLOOR MAISONETTE, being sold with NO ONWARD CHAIN. Benefiting from an EN-SUITE to master bedroom plus main bathroom, modern OPEN PLAN living space and two DOUBLE bedrooms, a long 130 year lease, plus ALLOCATED PARKING for one vehicle. Ideally situated in the sought after village of Great Leighs within walking distance of local amenities and easy access to A120/M11, Felsted & Chelmsford. Just 4 miles to Chelmsford's Park & Ride facility - Ideal for first time buyers & investors!



# Little Dominie Court, Fayrewood Drive, Great Leighs, Chelmsford, CM3 1GT

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

## GROUND FLOOR ACCOMMODATION:

### ENTRY:

Entry via secure private front door leading into:

### ENTRANCE HALL:

Built-in storage cupboard, additional large utility/storage cupboard, radiator, carpeted flooring and smooth ceiling.

### OPEN PLAN LIVING SPACE:

12'11 x 10'9 (3.94m x 3.28m)

Double glazed bay window to rear aspect, radiator, carpeted flooring and smooth ceiling. Opening to kitchen.

### KITCHEN:

11'00 x 6'00 (3.35m x 1.83m)

A series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, recently fitted built-in double oven, gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, wall-mounted boiler (in cupboard), vinyl flooring and smooth ceiling. Double doors to garden.

### MASTER BEDROOM:

10'8 x 10'5 (3.25m x 3.18m)

Double glazed Sash window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Enclosed and fully tiled single corner shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, laminate flooring and smooth ceiling.

### BEDROOM TWO:

10'5 x 8'5 (3.18m x 2.57m)

Double glazed Sash window to rear aspect, radiator, carpeted flooring and smooth ceiling.

## MAIN BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

## EXTERIOR:

### GARDENS:

Access to garden area, enclosed by wrought iron fencing and comprising paving with remainder mainly laid to lawn.

### ALLOCATED PARKING:

Allocated parking for one vehicle.

### AGENTS NOTES:

Leasehold Information:

- Service Charge: Approx £1,205 per annum
- Ground Rent: Approx £269 per annum
- No. Of Years Remaining On Lease: 130 years (150 years from 01/01/2005)

Council Tax Band: D

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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