



Little Dominie Court, Fayrewood Drive

Leasehold
Tax Band: C

Great Leighs, Chelmsford, CM3 1GT

Offers Over £215,000



Boasting NO ONWARD CHAIN and offering an EN-SUITE to master bedroom, TWO DOUBLE bedrooms plus shower room and modern throughout is this well-presented GROUND FLOOR apartment. Benefiting from ALLOCATED PARKING plus visitors space, 128 YEAR LEASE and ideally situated in the popular village of Great Leighs, close to all local amenities, just 4 miles to Chelmsford's Park & Ride facility - Ideal for first time buyers!!



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

MAIN ENTRY:

Secure communal entry door leading to;

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Two large built-in storage cupboards, wooden flooring and smooth coved ceiling with sunken spotlights.

LOUNGE / DINER:

16'1 x 10'11 (4.90m x 3.33m)

Double glazed Sash window to side aspect, radiator, wooden flooring and smooth coved ceiling.

KITCHEN:

10'1 x 9'4 (3.07m x 2.84m)

Double glazed Sash windows to side and rear aspects, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven and microwave oven, gas hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), radiator, laminate flooring and smooth coved ceiling with sunken spotlights.

MASTER BEDROOM:

13'0 x 8'6 (3.96m x 2.59m)

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

EN-SUITE:

Panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

10'7 x 10'6 (3.23m x 3.20m)

BATHROOM:

EXTERIOR:

ALLOCATED PARKING:

Allocated parking for 1 vehicle with visitors spaces available.

AGENTS NOTES:

Leasehold Information:

No. of years remaining on current lease: 128

Ground Rent: £269 per annum

Service Charge: Approx £1660 per annum

Council Tax Band: C

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



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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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