



## Cornflower Drive

Tax Band:

Springfield, Chelmsford, CM1 6XZ

**£1,200 Per Calendar Month**



**\*\*AVAILABLE IMMEDIATELY\*\*** Hamilton Piers of Springfield offer TO LET this RECENTLY DECORATED second floor apartment. Benefiting from an entrance hall & entry-phone system, two good-sized bedrooms, a spacious lounge/diner plus a modern kitchen and bathroom. Offering lawned communal gardens, RESIDENTS PARKING and ideally located just a short walk to all local shops/amenities & popular schools. Convenient access to Chelmsford City Centre & Mainline Station.



## Cornflower Drive, Springfield, Chelmsford, CM1 6XZ

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

### COMMUNAL ENTRY:

### SECOND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Doors to all, telephone entry system, carpet flooring and smooth ceiling.

#### LOUNGE / DINER:

15'11 x 11'5 (4.85m x 3.48m)

Double glazed windows, electric heater, carpet flooring and smooth ceiling.

#### KITCHEN:

8'7 x 8'7 (2.62m x 2.62m)

Double glazed window, range of matching wall and base units, edged work surfaces incorporating a stainless steel sink with tiled splashbacks. Freestanding electric double oven with extractor over, fridge freezer, washing machine, storage cupboard.

#### BEDROOM ONE:

12'7 x 9'2 (3.84m x 2.79m)

Double glazed window, electric heater, carpet flooring and smooth ceiling.

#### BEDROOM TWO:

9'5 x 6'10 (2.87m x 2.08m)

Double glazed window, electric heater, carpet flooring and smooth ceiling.

#### BATHROOM:

Part-tiled walls, white suite comprising of; panelled bath, low level WC and pedestal wash hand basin.

### EXTERIOR:

### COMMUNAL GARDENS:

The property benefits from access to a large lawned communal gardens.

### PARKING:

Residents parking available on a free for all basis in a large parking area.

### AGENTS NOTES:

Council Tax Band:

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



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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