



## Fayrewood Drive

Chelmsford, CM3 1GT

Leasehold  
Tax Band:

**Guide Price £220,000**



Boasting an impressive 25' OPEN PLAN living space with JULIETTE BALCONY to front aspect, EN-SUITE to master bedroom plus main bathroom and allocated parking is this TWO DOUBLE bedroom first floor apartment. Benefiting from 129 YEARS remaining on current lease, modern and IMMACULATELY PRESENTED throughout and ideally situated in the sought after village of Great Leighs, just walking distance to all local amenities conveniently located just 4 miles to Chelmsford's Park & Ride Facility with easy access to Beaulieu Station - Perfect for first time buyers!!



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

### GROUND FLOOR ENTRY:

Secure main entry door into communal hallway with stairs leading to;

### FIRST FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Double glazed window to front aspect, large built-in storage/utility cupboard, radiator, carpeted flooring and smooth ceiling.

#### OPEN PLAN LIVING ROOM:

25'1 x 14'4 (7.65m x 4.37m)

#### LOUNGE / DINER:

Double glazed bay window to rear aspect (with custom fitted storage unit set into bay recess), radiator, carpeted flooring and smooth ceiling.

#### KITCHEN:

Double glazed French doors to front aspect with Juliette balcony, 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 with gas hob and extractor hood over, space for fridge/freezer and washing machine, smooth ceiling.

#### MASTER BEDROOM:

10'5 x 9'1 (3.18m x 2.77m)

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

#### EN-SUITE:

Enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash back, heated towel rail, extractor fan, wood flooring and smooth ceiling.

#### BEDROOM TWO:

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

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

### BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator, wood flooring and smooth ceiling.

### EXTERIOR:

### ALLOCATED PARKING:

Allocated parking within residents private area. Further on-street parking available on a free for all basis.

### AGENTS NOTES:

Leasehold Information:

- Years remaining on current lease: 129
- Service Charge: £2,153 per annum
- Ground Rent: £410.89 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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