

Paul Mason Associates



Gilson Close, Chelmsford, CM2 6XD
Prices from £165,000

- For Sale by The Modern Method of Auction
(Terms and conditions apply)
- Subject to Reserve Price - Buyers fees apply
- Lounge / Dining Room With Patio Doors Opening To Communal Gardens
- Modern Style Kitchen / Breakfast Room
- Newly Fitted Shower Room
- Allocated Parking Plus Ample Visitor Parking
- Inner Hallway With Large Storage Cupboards
- Fully Enclosed, Private Communal Gardens
- Walking Distance Of City Centre, Chelmer Retail Park and Superstores
- Quiet Cul-de-Sac Location

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
73		76			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

For Sale by The Modern Method of Auction - Terms and Conditions Apply - Starting Price £190,000.....*INVESTORS & FIRST TIME BUYERS* Paul Mason Associates are delighted to offer for sale this delightful one bedroom ground floor maisonette offered for sale through the Modern Method of Auction, which is operated by iamsold Limited.

This property has direct access to a well maintained garden, positioned at the end of a quiet mews and benefitting from allocated parking plus ample visitor spaces. The hallway has two large storage cupboards, and provides access to all the accommodation. The kitchen offers space for a breakfast table, and a larger dining table can be easily positioned in the lounge, which also benefits from views over the gardens. Finally, the double bedroom is serviced by a newly fitted shower room.

The property is positioned in a quiet, yet convenient position within the Chelmer Village area of Chelmsford and provides easy access to the City Centre. There is a wide range of leisure, sporting and schooling facilities on offer, plus mainline station to London (soon to have additional Beaulieu Station which would benefit the property also).



DISTANCES

Chelmsford Station- 2.1 miles
Beaulieu Park Station- 3.1 miles
Stansted Airport - 18.9 miles

All mileages are approximate.

ACCOMMODATION

GROUND FLOOR

Hallway

The property is entered from a covered porch area with storage cupboard and a part glazed door leads to the inner hallway which benefits from two large storage cupboards, radiator, BT main point, carpet to floor and textured ceiling.

Kitchen / Breakfast Room

3.94mx 2.18m (12'11"x 7'1")
Double glazed window to front overlooking a small patio area, range of matching base and walls units with quartz effect work surface incorporating a ceramic sink with central mixer tap and tiled splashback and there is space for a cooker, fridge/freezer and washing machine. Wall mounted boiler, radiator, vinyl flooring and smooth ceiling.

Lounge / Dining Room

3.66m x 3.51m (12'0" x 11'6")
There are TV and BT points fitted, radiator, carpet to floor and textured ceiling. Patio doors open to the private, landscaped rear garden.

Double Bedroom

3.91m x 2.16m (12'9" x 7'1")
Double glazed window to rear aspect, radiator, BT point, carpet to floor and textured ceiling.

Shower Room

2.13m x 1.73m (6'11" x 5'8")
Opaque double glazed window to front, fully tiled, shower cubicle, LLWC, pedestal wash hand basin with tiled splashback, radiator, extractor fan, vinyl flooring and textured ceiling.

EXTERIOR

Garden

The spacious and fully enclosed rear garden is mainly laid to lawn with various flower and shrub borders providing greenery and colour throughout, and can be accessed directly from the Lounge / Dining Room. There is a locked entrance gate that provides access to the front where the property also benefits from a small patio area with outside tap and lighting, plus access to the external storage cupboard.

Parking

The property benefits from a conveniently positioned allocated parking space and there is also ample visitor parking for guests, all positioned in a mews position solely for the four leasehold properties.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A

Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings.

These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Leasehold Information

Services: We understand that mains water, drainage, gas and electricity are connected to the property

Tenure: Leasehold

Approx. 964 years remaining - To be confirmed by solicitors.

Service Charge - £130 per calendar month - To be confirmed by solicitors.

Ground Rent - £50 per annum - To be confirmed by solicitors.



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