



## 115 Shimbrooks, Great Leighs, Chelmsford, Essex, CM3 1SG

£220,000

- Two bedrooms
- Family bathroom
- Viewing advised
- Allocated parking
- Fitted kitchen
- No onward chain

# 115 Shimbrooks, Chelmsford CM3 1SG

An opportunity to purchase this two bedroom top floor apartment in the popular location of Great Leighs. Lounge, kitchen area, two bedrooms and family bathroom. Allocated parking for one car, further parking available. Available with no onward chain



Council Tax Band: C



#### Communal Entrance

Communal entrance door, security entrance phone system. Stairs rising to 2nd floor leading to

#### Entrance Hall

Wooden entrance door to the entrance hall, loft access, radiator, doors to :-

#### Lounge/Kitchen

21'0" x 10'6"

Double glazed windows to front and rear aspects, two radiators. Range of base and eye level units, built in oven, hob and extractor, plumbed for washing machine, space for fridge/freezer.

#### Bedroom One

11'0" x 9'10"

Double glazed window to front , wardrobes, radiator.

#### Bedroom Two

10'9" x 6'2"

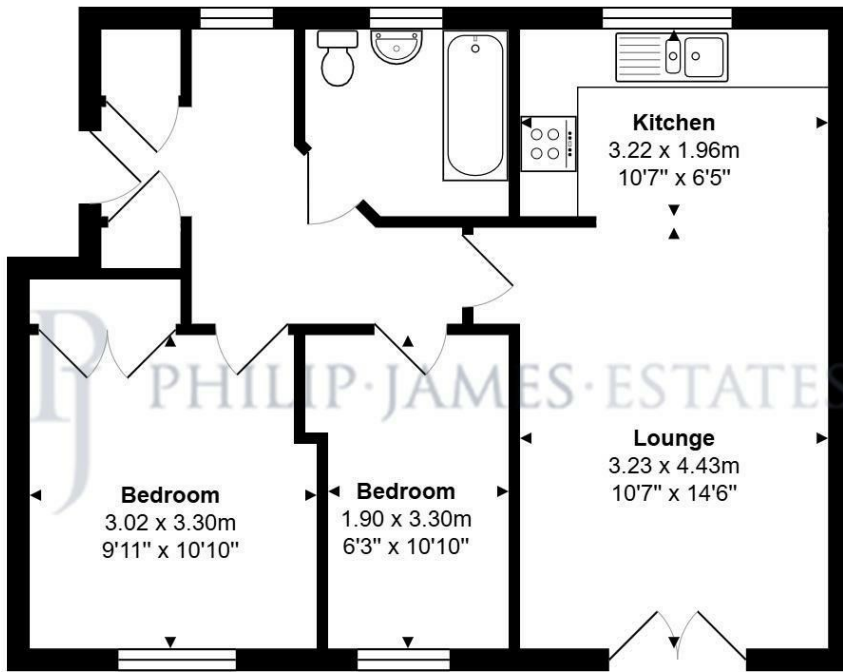
Double glazed window to front aspect, radiator.

#### Bathroom

Double glazed window to rear aspect, heated towel rail, low level WC, hand basin and bath with shower over.

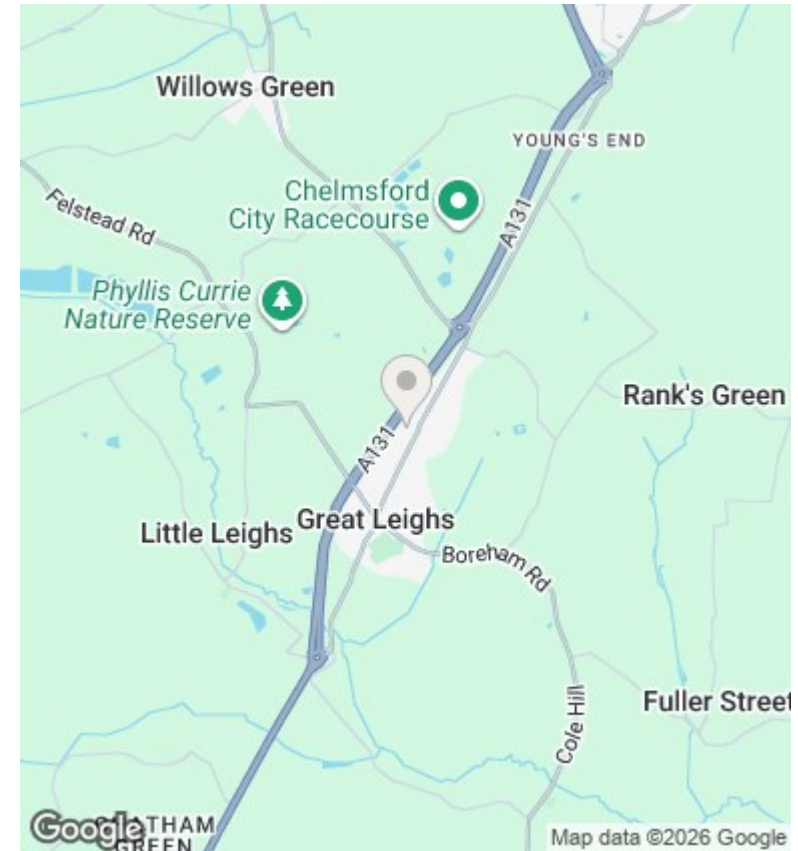
#### Parking

Allocated parking for one car, further parking is available



Total Area: 52.7 m<sup>2</sup> ... 568 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
 Floorplan Copyright The Estate Agents Photographer  
[www.theestatesgentsphotographer.co.uk](http://www.theestatesgentsphotographer.co.uk)



### Directions

### Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	