



## Clematis Tye

Chelmsford, CM1 6GL

**Asking Price £185,000**

Leasehold  
Tax Band: B



Boasting an EXTENDED LEASE and a spacious 15' lounge diner, is this well presented GROUND FLOOR apartment. With TWO GOOD-SIZED BEDROOMS, re-fitted kitchen, bathroom, entrance porch, a spacious 12' main bedroom, communal garden and ALLOCATED PARKING! Located within a short walk to local popular schools, shops and easy access to Chelmsford City Centre & mainline train station. Call Hamilton Piers of Springfield to view!



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## COMMUNAL ENTRANCE:

Secure buzzer entry system into the building with stairs and door to ground floor apartment.

## ENTRANCE PORCH:

Brand new composite front door into small entrance porch, with door to inner hallway, wood effect flooring.

## INNER HALL:

Doors to lounge diner, bedroom one, bedroom two, bathroom, airing cupboard, wood effect flooring.

## LOUNGE DINER:

15'11" x 11'04" (4.85m x 3.45m)

Double glazed window to rear, electric radiator, door to kitchen, wood effect flooring.

## KITCHEN:

9'00" x 8'06" (2.74m x 2.59m)

Double glazed window to rear, square edge worktops with stainless drainer sink inset, electric oven and hob with extractor over, matching wall and base units, washing machine, tiled splashbacks, storage cupboard, vinyl flooring.

## BEDROOM ONE:

12'07" x 8'11" (3.84m x 2.72m)

Double glazed window to front, electric radiator.

## BEDROOM TWO:

9'02" x 7'01" (2.79m x 2.16m)

Double glazed window to front, electric radiator.

## BATHROOM:

6'10" x 6'00" (2.08m x 1.83m)

Bath with shower over, pedestal hand basin, low level w/c, extractor fan, vinyl flooring.

## EXTERIOR:

## COMMUNAL GARDEN:

Garden space, laid to lawn to front and side.

## PARKING:

Allocated parking for one vehicle.

## LEASEHOLD INFORMATION:

158 yrs remaining on lease

Service charge- £1434 pa

Ground Rent- £100



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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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