

Paul Mason Associates



Shearers Way, Boreham, Essex, CM3 3AE
Offers in excess of £200,000

- Spacious first floor apartment
- No onward chain - Keys held for viewings
- Two good size bedrooms
- White bathroom suite
- 15'4 x 12'2 max lounge
- Fitted kitchen
- Owner & visitor parking
- Communal gardens
- Easy access to A12, new Beaulieu Station and Chelmsford City Centre
- EPC - C

NO ONWARD CHAIN.....A well presented two bedroom first floor apartment situated in a sought after location with easy access to the local amenities, A12, new Beaulieu Station and Chelmsford City Centre. The property is well maintained throughout and boasts two good size bedrooms, white bathroom bathroom suite, fitted kitchen and 15'4 x 12'2 max lounge. The property also offers allocated parking for both owner and visitors and UPVC double glazed windows. Internal viewing highly recommended.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Location.....

The property is located in the desirable village of Boreham, ideally positioned between Chelmsford City and Hatfield Peverel village.

Boreham Village offers a range of amenities and facilities including a popular village Hall, two recreation grounds, a parade of shops, hairdressers and barbers, post office, Primary School, doctor's surgery, together with several other shops including a fine butchers shop, a gun shop, pubs and the highly regarded Lion Inn. Boreham also benefits from numerous community groups and activities for all ages.

The new train station at Beaulieu Park is also ideally positioned within just over 1 mile walking distance.

The village has two designated conservation areas, which include buildings of historic importance, including a 16th-century timber-framed Clockhouse, St Andrews Church, originally a small Saxon building, and several residential buildings. There is also Boreham House, a Grade I Listed

mansion set in 35 acres, built from 1728 to 1733 for Benjamin Hoare and from 1931 to 1997 the House was owned by the Ford Company and used as a College.

ACCOMMODATION

Entrance Hall

Lounge

4.68m x 3.73m > 2.80m (15'4" x 12'2" > 9'2")

Kitchen

2.49m x 2.26m (8'2" x 7'4")

Bedroom One

2.83m + wardrobes x 2.75m (9'3" + wardrobes x 9'0")

Bedroom Two

2.75m x 2.25m (9'0" x 7'4")

Bathroom

EXTERIOR

Allocated Parking For Owner & Visitors

Communal Gardens

Further Information

Service Charge - £1,050 per annum

Ground Rent - £298 per annum

Lease Expires 2117

Viewings

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



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