



**Hayes Close, Chelmsford CM2 0RN**

**welcome to**

## **Hayes Close, Chelmsford**

GUIDE PRICE £300,000 - £325,000

We are delighted to present this well-appointed three double bedroom first-floor maisonette, ideally situated in the popular Hayes Close area of Chelmsford. Offering generous living space and a host of desirable features.

### **Entrance Hall**

#### **Lounge**

14' 10" x 11' 1" ( 4.52m x 3.38m )

#### **Kitchen**

12' 3" x 11' 8" ( 3.73m x 3.56m )

#### **Utility Room**

9' 5" x 6' 2" ( 2.87m x 1.88m )

#### **Bedroom One**

14' 10" x 11' 1" ( 4.52m x 3.38m )

#### **Bedroom Two**

11' 8" x 11' 5" ( 3.56m x 3.48m )

#### **Bedroom Three**

11' 5" x 7' 6" ( 3.48m x 2.29m )

#### **Bathroom**

11' 4" max x 5' 4" ( 3.45m max x 1.63m )

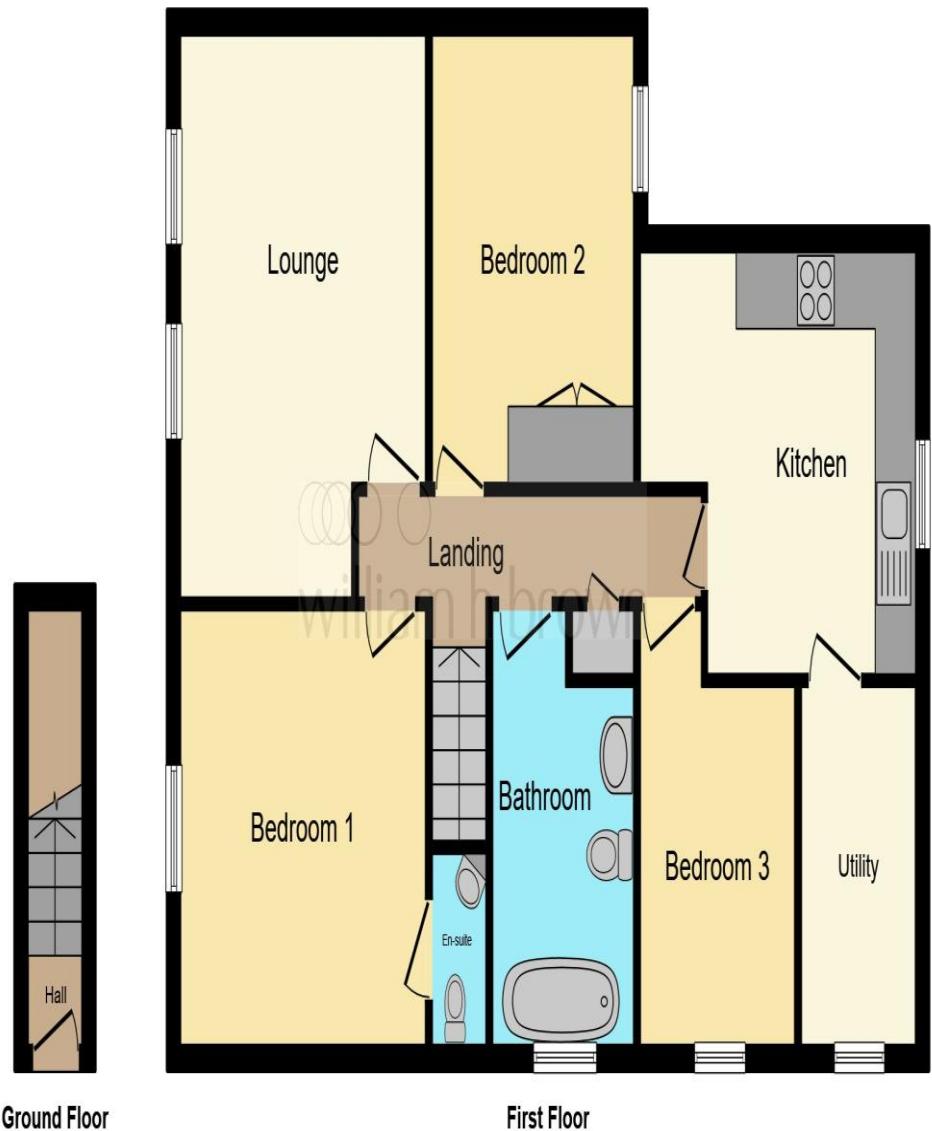
#### **Agents Note:**

Lease: 158 years from 25 March 1974

Lease: 107 years remaining

Current Ground Rent: Nil

Current Service Charge: £1000 pa



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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Hayes Close,  
Chelmsford**

- GUIDE PRICE £300,000 - £325,000
- First-floor maisonette
- Private garden
- Allocated parking space
- Three double bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 158 years from 25 Mar 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£300,000**



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Property Ref:  
CHE115960 - 0004

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